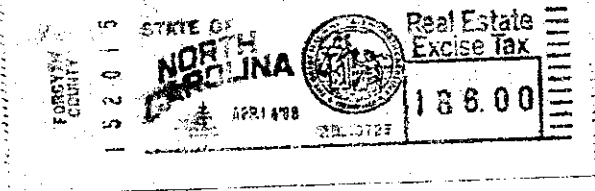


PRESENTED FOR
REGISTRATION
AND RECORDED

APR 14 3 44 PM '88

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19.....
 by

Mail after recording to

Bond Box

This instrument was prepared by JOHN R. SURRETT

Brief description for the Index

Lot 26, Vest Mill Office Plaza

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of April, 1988, by and between

GRANTOR

WESTGATE CENTER PARTNERS, a
 North Carolina Partnership
 2050 North Point Blvd.
 Winston-Salem, NC 27106

GRANTEE

P & T ASSOCIATES, a North Carolina
 Partnership

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Beginning at a P.K. Nail in the southern property line of the Westgate Executive Center, Westgate Investment Group II, Deed Book 1521, Page 1832, and being N 88° 18' 00" W 131.31 feet from an iron pipe being the southwest corner of the George W. Furches Property as recorded in Deed Book 860, Page 272 of the Forsyth County Registry, and being the southeast corner of the Westgate Investment Group II Property; running thence with the Westgate Investment Group II, southern property line N 88° 18' 00" W 231.00 feet to a P.K. Nail in the driveway of said property and being the southwest corner of said property; and being a point in the eastern right-of-way line of the Westgate Drive; running thence with said right-of-way line S 01° 26' 30" W 189.00 feet to an iron nail being a point in said right-of-way; and being the northwest corner of Parcel No. 2; running thence with the northern property line of said property line S 88° 15' 30" E 231.26 feet to an iron nail being the northeast corner of said property; and being the northwest corner of Parcel No. 4; and being the southwest corner of Parcel No. 3; running thence with the western property line of Parcel No. 3 N 01° 21' 58" E 189.17 feet to a P.K. Nail being the point and place of beginning containing 1.003 acres ±. Subject to two (2) easements as described in Deed Book 1472, Page 1339, Block: 3826C, Lot: 26.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 28 page 135

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Save and except easements, restrictions, and rights of way as appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

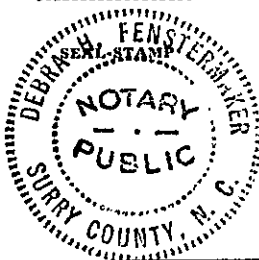
.....
(Corporate Name)
By:
..... President
ATTEST:
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

WESTGATE CENTER PARTNERS, a
North Carolina Partnership (SEAL)

By: W.B. Leverton (SEAL)
W.B. Leverton, Partner

By: C. Richard Vaughn (SEAL)
C. Richard Vaughn, Partner



NORTH CAROLINA, Surry County.

I, a Notary Public of the County and State aforesaid, certify that C. Richard Vaughn,
Partner of Westgate Center Partners, a North Carolina Grantor,
Partnership
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 12th day of April, 1988.

My commission expires: June 28, 1992 Debra H. Fenstermaker Notary Public

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



OFFICIAL SEAL
PATTY P. JOYE
Notary Public - North Carolina
COUNTY OF FORSYTH
My Commission Expires 2/23/91

I, a Notary Public of the County and State aforesaid, certify that W.B. Leverton, Partner
of Westgate Center Partners, a North Carolina Partnership Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 5th day of April, 1988.

My commission expires: Feb. 23, 1991 Patty P. Joye Notary Public

The foregoing Certificate(s) of Debra H. Fenstermaker, N.P. Surry Co. N.C. and
Patty P. Joye, N.P. Forsyth Co. N.C.

are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jeri Jagger Deputy/Assistant - Register of Deeds