PREPARED BY & MAIL TO:
MAUPIN, TAYLOR, ELLIS & ADAMS, P.A.
POST OFFICE BOX 19764
RALEIGH, NORTH CAROLINA 27619

NORTH CAROLINA

FORSYTH COUNTY

FORSYTH CO.NC

98 fee:\$ 10

PRESENTED & RECORDED: 09/16/1996 2:15PM JOHN HOLLEMAN REGISTER OF DEEDS BY:WILLIAT NO TAXABLE CONSIDERATION

THIS DEED OF RELEASE, made this ______ day of September____ 1996, by RICHARD F. DUNLAP, JR., Trustee, of the County of Mecklembure. State of North Carolina, and FIRST UNION NATIONAL BANK OF NORTH CAROLINA, hereinafter jointly called "Grantors" to T&M KERNERSVILLE DEVELOPMENT COMPANY, L.L.C., a North Carolina limited liability company, hereinafter called "Grantee";

WITNESSETH:

WHEREAS, T&M Kernersville Development Company, L.L.C., executed a certain deed of trust dated the 10th day of August, 1995, recorded in Book 1868, Page 3702, in the Office of the Register of Deeds of Forsyth County, North Carolina, to the said Trustee to secure the payment of a note or notes payable to First Union National Bank of North Carolina; and

WHEREAS, Grantors have agreed to release from the lien of said deed of trust so much of the land therein conveyed as is hereinafter described;

NOW, THEREFORE, Grantors, for One Dollar and other considerations, do hereby remise, release and forever quitclaim unto the Grantee, his heirs, successors and assigns, all right, title and interest which they, or either of them, may have in the following described lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises to the Grantee and his heirs, successors and assigns, free and discharged from the lien of said deed of trust. This deed of release shall affect only the title to the land herein described, and as to the remainder of the land described in said deed of trust the lien thereof shall remain in full force and effect.

As used herein, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have caused this instrument to be properly executed the day and year first above written.

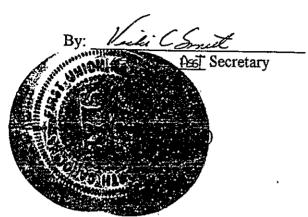
Pichard E Dunlan Ir Trustage

RAL/65417/1

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FIRST UNION NATIONAL BANK OF NORTH CAROLINA

ATTEST:



STATE OF NORTH CAROLINA

COUNTY OF Mecklesburg

I, the undersigned, a Notary Public in and for the said State and County, do hereby certify that RICHARD F. DUNLAP, JR., Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 6 day of September, 1996.

Notary Public

My Commission Expires:

TAMP/SEAL)

2

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I, the undersigned, a Notary Public in and for the said State and County, do hereby certify that Vickic C. Smith personally appeared before me this day and acknowledged that She is Assa Secretary of FIRST UNION NATIONAL BANK OF NORTH CAROLINA, a national banking association, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Secretary. WITNESS my hand and notarial seal this the day of Secretary. Notary Public

My Commission Expires:

Jan- 6, 2001

(NOTAPIAL SEAL OR STAMP)



STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of	Debrah Psyrum N.P. (there give name and official title of the officer signing the certificate
is (are) certified to be correct. This the	day of
Probate and Filing Fac \$ paid	John Holleman, Register of Deeds By
	BK1918 P 394

EXHIBIT A

KERNERSYLLE SHOPPING CENTER, S. MAIN STREET, KERNERSYLLE, N.C.

BEGINNING AT A POINT IN J.C. FAW'S LINE. SAID POINT BEING LOCATED NORTH 01'39'48" WEST, 210.31 FEET FROM AN EXISTING IRON PIPE HAVING NORTH CAROLINA GRID COORDINATED (NAD 83) OF NORTH 859,776.90 AND EAST 1,676.232.37; THENCE CONTINUING WITH FAW'S LINE NORTH 01'39'48" WEST, 148.79 FEET TO A POINT ON THE PROPOSED SOUTHERN RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE WITH THE PROPOSED SOUTHERN RIGHT-OF-WAY OF SOUTH MAIN STREET THE FOLLOWING BEARING AND DISTANCES: NORTH 68'34'51" EAST, 115.00 FEET TO A POINT; AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE SOUTH 66'25'09" EAST, 42.43 FEET TO A POINT; THENCE WITH THE WESTERN RIGHT-OF-WAY-OF A PROPOSED STREET (CENTURY PLACE BOULEVARD) THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 21'25'09" EAST, 20.85 FEET TO A POINT; AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET; A CHORD BEARING AND DISTANCE SOUTH 09'36'49" EAST, 151.40 FEET TO A POINT; THENCE A NEW LINE SOUTH 88'20'12" WEST, 174.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.661 ACRES.

ALSO delineated as Lot 3, Revised Final Plat of Kernersville Shopping Center, recorded July 31, 1996, in Plat Book 39, Page 46, a replat of Plat Book 38, Page 120, Forsyth County Registry.