

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: \$ 14.00

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

THIS DEED OF RELEASE, made this 6 day of September, 1996, by
RICHARD F. DUNLAP, JR., Trustee, of the County of Mecklenburg, 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;

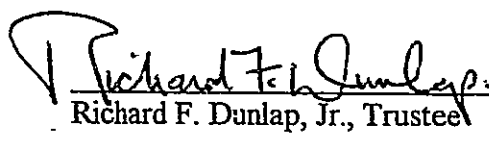
NOW, THEREFORE, Grantors, for One Dollar and other considerations, do hereby
remise, release and forever quitclaim unto the Grantee, his heirs, successors and assigns, all
right, title and interest which they, or either of them, may have in the following described lot or
parcel of land lying and being 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.

 (SEAL)
Richard F. Dunlap, Jr., Trustee

RAL/65417/1

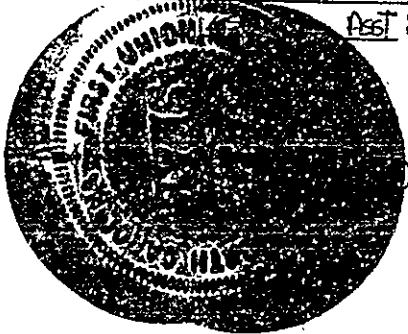
BK1918 P 392

FIRST UNION NATIONAL BANK
OF NORTH CAROLINA

ATTEST:

BY: [Signature]
SV. President

By: [Signature]
Asst Secretary



STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

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.

[Signature]
Notary Public

My Commission Expires:

Jan. 6, 2001

(NOTARIAL STAMP/SEAL)



RAL/65417/1

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, the undersigned, a Notary Public in and for the said State and County, do hereby certify that Vickie C. Smith personally appeared before me this day and acknowledged that she is Asst 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 Sp. Vice President, sealed with its corporate seal, and attested by her self as its Asst Secretary.

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

Debra H. Byrum
Notary Public

My Commission Expires:

Jan. 6, 2001

(NOTARIAL SEAL OR STAMP)



STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate 5 of Debra H. Byrum N.P.
(there give name and official title of the officer signing the certificate _____ passed upon)

is (are) certified to be correct. This the 12 day of Sept. 19 96.

John Holliman, Register of Deeds

By Debra H. Byrum Deputy-Assistant

Probate and Filing Fee \$ _____ paid

BK1918 P 394

EXHIBIT A

KERNERSVILLE SHOPPING CENTER, S. MAIN STREET, KERNERSVILLE, 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 1,876,232.37; 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.