

Box # 106

Prepared by: Amy K. Smith (no title search requested or performed)

Return to: Amy K. Smith, Bell, Davis & Pitt, P.A., P.O.Box 21029, Winston-Salem, NC 27120-1029

NO TAXABLE CONSIDERATION

FORSYTH CO, NC 184 FEE: \$ 22.00
 PRESENTED & RECORDED: 08/22/2001 4:21PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
 NO TAXABLE CONSIDERATION

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH)

QUITCLAIM DEED

BK 2195 P1910 - P1917

THIS QUITCLAIM DEED, made and entered into this 9th day of August, 2001, by and between CHARLES A. KEY, JR. and wife KAREN D. KEY, CARLA JANE LUPER and husband R. DAN LUPER, JOSHUA ODELL WHITE (single), and SARA KEEGAN WHITE (single), being all of the heirs of the estate of Charles A. Key, Sr. together with their spouses (if married), and Charles A. Key, Jr. as executor of the estate of Charles A. Key, Sr. (hereinafter referred to collectively as the "Grantors"), and TUWELLA, LLC, a North Carolina Limited Liability Company (hereinafter referred to as the "Grantee").

WITNESSETH:

That said Grantors, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, convey, and forever quitclaim unto the Grantee, its heirs and/or successors and assigns, all right, title, claim and interest of the Grantors in and to certain lots or parcels of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the aforesaid lots or parcels of land, all improvements thereon and all privileges thereunto belonging to them, the Grantee, its successors and assigns, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under them.

The individual Grantors, who are the heirs of Charles A. Key, Sr., own 100% of the Membership Interest in the Grantee and are transferring their interests in such real property as a matter of business convenience.

The designation Grantors 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.

IN WITNESS WHEREOF, the Grantors have hereto set their hands and adopted seals, as of the day and year first above written.

Charles A. Key, Jr. (SEAL)
 Charles A. Key, Jr.

Karen D. Key (SEAL)
 Karen D. Key

Carla Jane Luper (SEAL)
Carla Jane Luper

R. Dan Luper (SEAL)
R. Dan Luper

Joshua Odell White (SEAL)
Joshua Odell White

Sara Keegan White (SEAL)
Sara Keegan White

Charles A. Key, Jr. (SEAL)
Charles A. Key, Jr.
as executor of the estate of Charles A. Key, Sr.

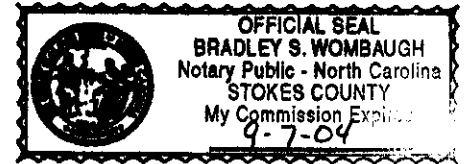
STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, Bradley S. Wombaugh a Notary Public of the County and State aforesaid, certify that Charles A. Key, Jr. and his wife Karen D. Key personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of August, 2001.

My Commission expires: 9-7-04

Bradley S. Wombaugh
Notary Public



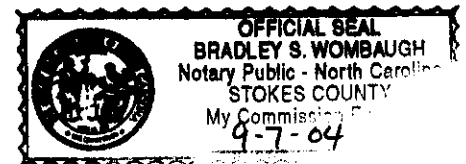
STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, Bradley S. Wombaugh a Notary Public of the County and State aforesaid, certify that Charles A. Key, Jr., as executor of the estate of Charles A. Key, Sr., personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of August, 2001.

My Commission expires: 9-7-04

Bradley S. Wombaugh
Notary Public



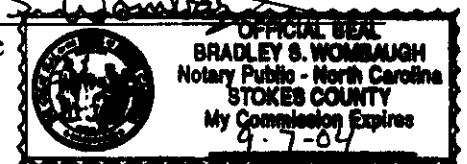
STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, Bradley S. Wombaugh a Notary Public of the County and State aforesaid, certify that Carla Jane Luper and her husband R. Dan Luper personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of August, 2001.

My Commission expires: 9-7-04

Bradley S. Wombaugh
Notary Public

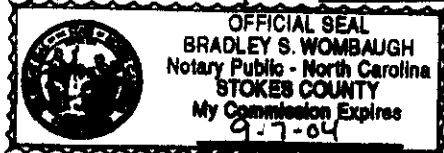


STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, Bradley S. Wombaugh a Notary Public of the County and State aforesaid, certify that, Joshua Odell White (single) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of August, 2001.

My Commission expires: 9-7-04



Bradley S. Wombaugh
Notary Public

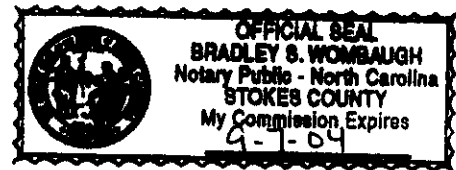
STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, Bradley S. Wombaugh a Notary Public of the County and State aforesaid, certify that Sara Keegan White (single) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of August, 2001.

My Commission expires: 9-7-04

Bradley S. Wombaugh
Notary Public



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Bradley S. Wombaugh NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by:

[Signature] Deputy Asst

EXHIBIT "A"TRACT 1

PARCEL (a) Situated on the East side of Marshall Street, measuring in front on said Marshall Street 107 feet and of that width extending eastwardly along Lot No. 237, now belonging to J. W. Hartman estate, 265 3/12 feet and along Lot No. 239 now belonging to I.C. Yokely 286 feet to Lots Nos. 242 and 243, this lot being known and designated on the map of Salem as Lot No. 238 on Marshall Street, being the same lot deeded by J. B. Fenwick and Katherine E. Fenwick to Maude E. Reynolds. See deed dated July 7, 1905, recorded in Book 76, Page 226 in Office of Register of Deeds of Forsyth County, North Carolina. Also see Deed Book 178, Page 136, and Book 213, Page 159.

PARCEL (b) BEGINNING at the northeast intersection of Marshall Street and Mill Lane as shown on the Map of Salem, which said map is on file in the Office of the Moravian Church at Winston-Salem, a copy of which is recorded in the Office of the Register of Deeds of Forsyth County, N.C.; running thence northwardly along Marshall Street 107 feet to the corner of Atlantic Greyhound Corporation property, thence eastwardly along the line between the lot hereby conveyed and the lot of Atlantic Greyhound Corporation, 265 feet and 8 inches, more or less, to the right of way of Winston-Salem Southbound Railroad; thence southwardly along the right of way of Winston-Salem Southbound Railroad 109 feet and 7 inches, more or less, to Mill Lane as shown on said map, thence westwardly along Mill Lane 246 feet and 9 inches, more or less, to the beginning, being Lot No. 237 on the Map of Salem above referred to and any other real property owned by party of the first part.

TRACT 2

BEGINNING at an iron in the South margin of 50-foot Salem Avenue (formerly Park Avenue or Mill Street), said iron being located South 62° 09' 13" West 129.01 feet from the Northernmost corner of the property described in Deed Book 630, at Page 38, of the Forsyth County Registry (also the northernmost corner of the property described in Book 1494 at page 1048); running thence on two (2) lines with Tax Lot 304 (Tax Block 581): (1) South 25° 44' 47" East 240 feet to an iron; and (2) South 23° 24' 48" East 229.36 feet to an iron in the north line of Tax Lot 107 (in the north line of the property of Duke Power Company); thence on two (2) lines of Duke Power Company North 71° 16' 42" West 174.50 feet to an iron; thence North 67° 57' 57" West 242.29 feet to an iron in the south line of a street (32 feet in width and now closed); running thence with the South line of said unnamed (closed) street, North 89° 24' 50" East 153.62 feet to an iron stake; running thence with the terminus of said unnamed (closed) street, North 00° 35' 10" West 32.00 feet to an iron stake, the Southeast corner of property described in Book 1402, at page 134; running thence with the East line of said property, North 13° 13' 43" West 203.82 feet to an iron stake in the South right of way line of Salem Avenue; running thence with said right of way line, the following courses and distances: (1) North 59° 17' 07" East 24.12 feet to an iron stake; and (2) North 62° 09' 18" East 75.88 feet to an iron stake, the point and place of BEGINNING, containing 1.385 acres, more or less, and being in accordance with a survey dated June 26, 1986, by Daniel W. Donathan, Registered Land Surveyor. Being Tax Lots 303 and 401, Tax Block 581, of the Forsyth County Tax Maps as presently constituted.

Together with all right, title and interest of the Grantors in the 32' street shown on the aforementioned survey, such street having been closed by resolution of the Board of Alderman of the City of Winston-Salem. However, the Grantors make no warranties with respect to such property.

TRACT3

Parcel (a) BEGINNING at an iron, said iron being on the east side of South Main Street approximately 165.98 feet southwardly from the southeast intersection of Race Street and South Main Street, running thence North 71 degrees 33' East passing two irons 138.15 feet to an iron; thence South 9 degrees 27' East 50 feet to an iron in the north line of lot no. 108; thence South 71 degrees 51' West 142.65 feet along the north lines of lot nos. 108, 106 and 116A to an iron in the East line of South Main Street; thence North 4 degrees 00' West along the east side of Main Street 50 feet to the place of BEGINNING.

Being known and designated as lot no. 201 in block 810 on the Tax Maps of Forsyth County, N.C., and being the same property conveyed by Virginia R. Pollard and husband, B.O. Jones by deed recorded in deed book 435 at page 26. See also plat of property of Farmer's Cooperative Exchange made by Virgil W. Joyce, Engineer, in June, 1950, attached to deed from E.M. Kelly, et al., to Farmer's Cooperative Exchange and recorded simultaneously with this deed to which said plat reference is hereby made for a more complete description and for the purpose of incorporating herein.

Parcel (b) BEGINNING at an iron stake on the east side of South Main Street, said iron being approximately 295.98 feet southwardly from an iron at the southeast intersection of Race Street and South Main Street, running thence North 72 degrees 38' East 160.2 feet along the north lines of lot nos. 116B and 110 passing a hedge to an iron stake, the southwest corner of lot 109; thence North 23 degrees 10' West 80 feet to an iron in the south line of lot no. 201; thence South 71 degrees 51' West 142.65 feet along the south line of lot no. 201 to an iron stake in the east margin of South Main Street; thence South 4 degrees 00' East 80 feet along the east side of Main Street to the place of BEGINNING.

Being known and designated as lot nos. 106, 107 and 116A in block 810 on the Tax Maps of Forsyth County, N.C., and being the same property conveyed by C. Odell Matthews and wife, to E.M. Kelly and wife, by deed recorded in deed book 572 at page 405. See also plat of Property of Farmers Cooperative Exchange, made by Virgil W. Joyce, Engineer, in June, 1950, attached hereto and made a part thereof for a more complete description of said tract.

Parcel (c) BEGINNING at an iron stake in the eastern right-of-way line of South Main Street, said iron stake being 295.98 feet south of the southeast intersection of South Main Street and Race Street, and being the southwest corner of the property of Farmers Cooperative Exchange, Inc., and running thence from said beginning iron stake along the southern property line of the property of Farmers Cooperative Exchange, Inc., North 70° 19' East 50 feet to an iron stake, a corner of the property of the Farmers Cooperative Exchange, Inc.; thence along a western boundary line of the property of Farmers Cooperative Exchange, Inc., South 00° 23' West 67.28 feet to an iron stake; thence South 63° 19' West 43 feet, more or less, to an iron stake in the eastern right-of-way line of South Main Street; thence along the eastern right-of-way line of South Main Street North 6° 19' West 69 feet, more or less, to the point and place of BEGINNING, same being an irregular shaped tract of real estate bounded on the west by South Main Street and on the north and east by the property of Farmers Cooperative Exchange, Inc.

TRACT 4

Parcel (a) BEGINNING at an iron in the west margin of the 120 foot right of way line of North Carolina Highway 150 (also known as Peters Creek Parkway); said point being North 10 degrees 17 minutes East 483.7 feet from the point where the said right of way of said highway widens from 120 feet to 200 feet; from said point and place of beginning with the northern line of this tract and the southern line of Tax Lot 51-M, Block 2419, Forsyth County Tax Office, North 75 degrees 42 minutes West 91.8 feet to a point in the east right of way line of Parkway Annex (a private driveway); thence with the said east right of way line of Parkway Annex South 16 degrees 57 minutes West 144 feet to a point; thence South 75 degrees 48 minutes 20 seconds East 108.54 feet to an iron in the west right of way line of North Carolina Highway 150; thence North 10 degrees 17 minutes East 144 feet to an iron stake, the point and place of BEGINNING. The above description is taken in part from a survey by United Ltd. dated November 28, 1983, and captioned "William M. Satterwhite, Jr. and Phoebe B. Satterwhite". See Deed Book 819, Page 231 and Tract I in Deed Book 842, Page 160, Forsyth County Registry.

Parcel (b) BEGINNING at a point on the west right of way line of Parkway Annex (a private drive), said point being located at the intersection of the northern line of the above described tract, extended westwardly to the west right of way line of Parkway Annex, from said Beginning Point, thence with the said west right of way line of Parkway Annex South 16 degrees 57 minutes West 144.05 feet to a point, said point being located at the intersection of the south line of Tract I above, extended westwardly to the west right of way line of Parkway Annex; thence North 75 degrees 48 minutes 20 seconds West 43 feet to a point; thence North 7 degrees 10 minutes East 145.09 feet to a point on the west bank of Peters Creek; thence South 75 degrees 42 minutes East 66.32 feet to the point and place of BEGINNING. The above description is taken in part from a survey by United Ltd. dated November 28, 1983 and captioned "William M. Satterwhite, Jr. and Phoebe B. Satterwhite". See Tract II in Deed Book 842, at Page 160 in the Forsyth County Registry.

Parcel (c) Any and all rights the Grantors have in the following described easement tract:

BEGINNING at a point in the east right of way line of Parkway Annex (a private road), said point being the northwestern corner of Tract I above described; thence from said point and place of BEGINNING with the east right of way line of Parkway Annex South 16 degrees 57 minutes West 144 feet to a point, the southwestern corner of Tract I above described; thence North 75 degrees 48 minutes 20 seconds West 25.03 feet to a point in the west right of way line of Parkway Annex, the southeastern corner of Tract II above described; thence North 16 degrees 57 minutes East 144.05 feet to a point, the northeastern corner of Tract II above described; thence South 75 degrees 42 minutes East 25.03 feet to the point and place of BEGINNING, being that portion of Parkway Annex between Tract I and Tract II above described. The above described tract is subject to easements of record.

Together with all right, title and interest in and to the Grantor to use that tract of land known as Parkway Annex (a private road), Deed Book 842, at Page 160 and Deed Book 819, Page 231, Forsyth County Registry.

TRACT 5

Beginning at an iron at the southeast corner of Tract 1 as described in deed recorded in Book 1832 at Page 1150, Forsyth County Registry, said iron also being the northeast corner of property formerly occupied by Wachovia Bank and Trust Company, said iron also being located .30 feet east of the right-of-way of North Patterson Avenue; thence from said beginning point along the west right-of-way line of North Patterson Avenue on a curve to the left the radius of which is 3895.00 feet having an arc distance of 382.21 feet and a chord bearing and distance of South 0° 30' 11" West 382.05 feet to an iron, the northeast corner of property now or formerly owned by Anne H. Gaither described in deed recorded in Book 1639 at page 1502, Forsyth County Registry; thence along Gaither's north line, North 87° 18' 30" West 199.85 feet to a p.k. nail in the east line of property now or formerly owned by Billy D. Horne as described in deed recorded in Book 1443 at Page 1402, Forsyth County Registry; thence along a portion of Horne's east line and falling in with his north line, the two (2) following courses and distances, to-wit: North 03° 30' 30" West 75.19 feet to an iron and North 87° 13' 00" West 118.78 feet to an iron in the east line of property now or formerly owned by Jimmy F. Tomlinson as described in deed recorded in Book 1605 at Page 2352, Forsyth County Registry, said iron also being in the east line of Brookside First Release recorded in Plat Book 12 at Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along Tomlinson's east line and falling in with the east line of property of Roosevelt Glenn as described in Book 1302 at Page 151 and Cook's property as described in deed recorded in Book 1133 at page 1300, Forsyth County Registry, North 02° 42' 30" East 290.06 feet to an iron; thence on a new line, North 61° 18' 39" East 51.28 feet to a p.k. nail; thence South 87° 03' 34" East 106.11 feet to an iron at the northwest corner of property formerly occupied by Wachovia Bank and Trust Company; thence along Wachovia's north line, South 87° 18' 03" East 150.07 feet to the point and place of beginning.

TRACT 6

Being that certain 1.37 acres conveyed to Charles A. Key from Duke Energy Corporation by deed recorded in Book 1960 at page 2943 et. seq. of the Forsyth County Public Registry, reference to which is hereby made for a more particular description.