

FORSYTH CO, NC **88** FEE:\$ 29.00
 PRESENTED & RECORDED: 08/13/2002 11:42AM
 DICKIE C. WOOD REGISTER OF DEEDS BY:HOODVA
 STATE OF NC REAL ESTATE EXTX:\$ **70.00**
 BK2272 P1773 - P1778



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Dennis W. McNames (Box #165)

This instrument was prepared by: George S. Thomas

Brief description for the Index: _____

THIS DEED made this 24th day of July, 2002, by and between

GRANTOR

**PARKSIDE DRIVE PARTNERSHIP, A
 North Carolina
 General Partnership**

GRANTEE

**CON-WAY TRANSPORTATION SERVICES, INC
 A Delaware Corporation**

110 Parkland Plaza
 Ann Arbor, MI 48103

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 Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

PARKSIDE DRIVE PARTNERSHIP

(Entity Name)

By: Lawrence E. Pope
Title: President

By: By L.E. Pope
Title: _____

By: _____
Title: _____

Lawrence E. Pope (SEAL)

Lawrence E. Pope (SEAL)

Jim A. Taylor (SEAL)

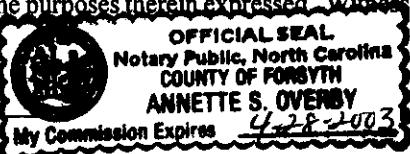
Scott L. Pope (SEAL)

SEE ATTACHED SIGNATURE AND ACKNOWLEDGMENT PAGES

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Lawrence E. Pope, Lawrence E. Danner, Jim A. Taylor, Scott L. Pope, partners personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of July, 2002.

My Commission Expires: 4/28/2003

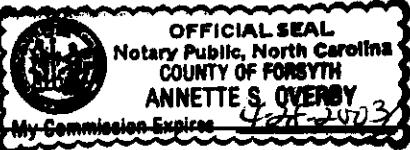


Annette S. Overby Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Lawrence E. Pope personally came before me this day and acknowledged that he is the President of L.E. Pope Building Co., Inc. a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 24th day of July, 2002.

My Commission Expires: 4/28/2003



Annette S. Overby Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/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.

Register of Deeds for _____ County

By: _____

Deputy/Assistant - Register of Deeds

SIGNATURE PAGE FOR
PARKSIDE DRIVE PARTNERSHIP

PARKSIDE DRIVE PARTNERSHIP,
a North Carolina general partnership (SEAL)

By: Lawrence E. Pope (SEAL)
Lawrence E. Pope, General Partner

By: Lawrence E. Danner (SEAL)
Lawrence E. Danner, General Partner

By: Jim A. Taylor (SEAL)
Jim A. Taylor, General Partner

By: Scott L. Pope (SEAL)
Scott L. Pope, General Partner

By: L. E. POPE BUILDING CO., INC.,
a North Carolina corporation,
General Partner

By: Lawrence E. Pope
Name: Lawrence E. Pope
Title: President

ACKNOWLEDGMENT PAGE
FOR
PARKSIDE DRIVE PARTNERSHIP

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

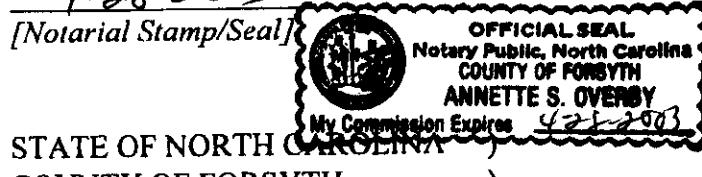
I, Annette S. Overby, a Notary Public of Forsyth County, State of North Carolina, certify that LAWRENCE E. POPE, LAWRENCE E. DANNER, JIM A. TAYLOR and SCOTT L. POPE, General Partners of PARKSIDE DRIVE PARTNERSHIP, a North Carolina general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and official stamp or seal, this 12th day of August, 2002.

Annette S. Overby
Notary Public

My Commission Expires:

4-28-2003



STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Annette S. Overby a Notary Public of the County of Forsyth, State of North Carolina, hereby certify that LAWRENCE E. POPE personally came before me this day and acknowledged that he is the President of L. E. POPE BUILDING CO., INC., a North Carolina corporation, General Partner of PARKSIDE DRIVE PARTNERSHIP, a North Carolina general partnership, and that by the authority duly given and as the act of the corporation in its capacity as General Partner of Parkside Drive Partnership, and that he as President, being authorized to do so, executed the foregoing on behalf of said corporation as General Partner of the general partnership.

WITNESS my hand and official stamp or seal, this 12th day of August, 2002.

Annette S. Overby
Notary Public

My Commission Expires:

4-28-2003



STATE OF NORTH CAROLINA – Forsyth County

The foregoing (or annexed) certificate(s) of

Annette S. Overby
(name & official title of the officer signing the certificate(s) passed upon)

NP(s)

is (are) certified to be correct. This the 13 day of August, 2002

Dickie C. Wood, Register of Deeds

By: Dickie C. Wood Deputy/Assistant

EXHIBIT "A"

ONE LOT COMPRISED OF TWO (2) PARCELS

Parcel 1

Location of Point of Beginning and Monument: NCGS Mon beam N = 264,520.329M, E = 512.251.257M, scale factor = 0.9999899, said monument also being within the 100 foot right-of-way of Southern Railway, said monument also being in W. Bodenhamer Street and proceeding from said monument, North 02° 54' 40" West 247.61 feet to a 1/2" iron the POINT OF BEGINNING,

thence proceeding from said point of Beginning, North 87° 49' 10" West 25.96 feet to a 1/2" iron; thence North 62° 35' 20" West 424.08 feet to a 1/2" iron; North 17° 51' 10" East 136.87 to a 1/2" iron, thence South 87° 12' East 290.76 feet to a 1/2" iron; thence South 44° 05' 50" East, a chord distance of 34.16 feet to a 1/2" iron with an arc = 37.61 feet with R = 40.00 feet; thence proceeding with the West line of a right-of-way, South 09° 08' East, a chord distance of 291.45 feet with an arc = 282.43 feet, with R = 1,030.49 feet, to the POINT AND PLACE OF BEGINNING, and containing 1.803 acres, more or less, and being a portion of Tax Lot 39S and Tax Lot 39D, Tax Block 5352, all according to a survey for Con-Way Southern Express, revised June 25, 2002, by Ginzinski Surveying Company.

Parcel 2

Location of Point of Beginning and Monument: NCGS Mon beam N = 264,520.329M, E = 512.251.257M, scale factor = 0.9998999, said monument also being within the 100 foot right-of-way of Southern Railway, said monument also being in W. Bodenhamer Street thence proceeding from said monument, North 02° 54' 40" West 247.61 ft. to a 1/2" iron the Point of Beginning;

thence proceeding from said beginning point, North 09 08' West, a chord distance of 291.45 ft. arc = 282.43 ft. and R = 1,030.49 ft., thence North 01 16' 10" East, a chord distance of 81.70 ft. arc = 81.72 ft. and R = 1030.49 ft., thence North 3 32 30 East 92.32 ft. to a point; thence South 86 08' 40" East 60.00 ft. to a point; thence South 03 32' 30" West 91.99 ft. to a point; thence proceeding South 07 31' West a chord distance of 372.24 ft arc = 374.56 ft. to a point; thence North 86 02' 40" West 64.21 ft. to the POINT AND PLACE OF BEGINNING, containing .643 acres, more or less, all according to a survey for Con-Way Southern Express, revised June 25, 2002, by Ginzinski Surveying Company.

Grantor reserves a utility easement, which easement, is located on the interior portion and is immediately adjacent to the East and West boundary lines and runs parallel with the East and West boundary lines of parcel 2. Said easement being 15 ft. in width.

Notwithstanding the above easement reservation. Grantor acknowledges that Grantees use of Parcel 2 shall be deemed exclusive to Grantee; provided however that at such times as Grantor requires use of the utility easement for maintenance or repair Grantor shall be required to first obtain Grantee's permission for entry which shall not be unreasonably withheld.