

DRAFTED BY: Stephen C. Minnich
 RETURN TO: Blanco Tackabery Combs & Matamoros, P.A.
 P.O. Drawer 25008, Winston-Salem, NC 27114-5008

RECORDING TIME, BOOK AND PAGE:

FORSYTH CO, NC FEE: \$ 8.00
 PRESENTED & RECORDED: 06/29/2001 1:15PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXT: \$ 2700.00
 BK2184 P1408 - P1408

Excise Tax: \$ 2,700.00

PROBATE AND FILING FEE \$ PAID

Tax Lot No. _____ Parcel Identifier No. 606834/6803757606.0
 Verified by: _____ County on the _____ day of _____
 by _____
 Brief Description for Index: Lots 25 and 26, West Point Business Center

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of June, 2001, by and between:

GRANTOR

GRANTEE

AIR COOLED ENGINE AND PARTS DISTRIBUTOR, INC.
 c/o Office Furniture Warehouse
 3916 Westpoint Boulevard
 Winston-Salem, NC 27103-6719

E INVESTMENT CORP., a North Carolina corporation
 201 South Pine Valley Road
 Winston-Salem, NC 27104

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all 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 in Forsyth County, North Carolina, more particularly described as follows:

Being known and designated as Lots 25 and 26 as shown on a plat entitled "Revision Number Two of Section I of West Point Business Center" as recorded in Plat Book 32 at Page 175 and re-recorded in Plat Book 33 at Page 86 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

- a) Taxes for the year 2001 and subsequent years; and
- b) Easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has executed this deed.

AIR COOLED ENGINE AND PARTS DISTRIBUTOR, INC.

By: _____

Kenneth C. McKaughn, President

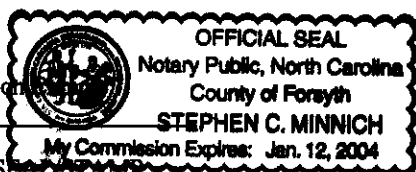
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Stephen C. Minnich a Notary Public of the County and State aforesaid, certify that KENNETH C. MCKAUGHN, personally appeared before me this day and acknowledged that he is the President of AIR COOLED ENGINE AND PARTS DISTRIBUTOR, INC., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal, this the 29th day of June, 2001.

My Commission Expires:



NOTARIAL SEAL

Stephen C. Minnich
 Notary Public

The foregoing certificate of Stephen C Minnich

is certified to be correct.

This the 29 day of June, 2001.

By: _____

Deputy/Agent