NEW OWNER AND TAX BILLS TO:
Blue Ox Industries, Inc.
c/o Horton, Sloan & Roth
324 North Spring Street
Winston-Salem, N.C. 27101

Map 72-8,
Parcel Nos.
97 & 96

PREPARED BY:
HORTON, SLOAN & ROTH
324 NORTH SPRING STREET
WINSTON-SALEM, N.C. 27101

Book 12

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

WARRANTY DEED

BOOK 9989 PG 755

This indenture made this 25th day of October, 1995 between Donald L. Rippetoe and wife Teresa B. Rippetoe of the County of Guilford and State of North Carolina of the the one part, and Blue Ox Industries, Inc., a North Carolina corporation with its principal place of business in Forsyth County of the other part.

WITNESSETH: 2183 03/25 0101 03CHECK 203.55

That the said Donald L. Rippetoe and wife Teresa B. Rippetoe for and in consideration of Fifty One Thousand Five Hundred Dollars ($51,500.00) in hand paid by the said Blue Ox Industries, Inc., the receipt of which is hereby acknowledged, hereby sell and convey unto the said Blue Ox Industries, Inc. its successors and assigns forever those certain tracts of lands situated in the County of Davidson, in the State of Tennessee:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Dalewood, Section One, as of record in Book 1424, page 108, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Thistlewood Avenue at the corner of Lots Nos. 22 and 23; thence with the line between said lots westerly 170 feet to a point; thence northerly 85.5 feet to the south line of Berrywood Road; thence with the line of the same, northeasterly 32.8 feet to the beginning of a curve; thence around said slight curve, northeasterly 127.4 feet to the beginning of another curve and continuing with said curve, southeasterly 42.3 feet to the westerly margin of Thistlewood Avenue, thence with the margin of same southerly 129.7 feet to the beginning.

016361 2
IDENTIF. & REFERENCE

96 MAR 25 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TRACT II:

Map 72-8, Parcel 96 - South side of Berrywood Road lying between Thistlewood Avenue and Geneva Drive.

Being triangular in shape and bounded as follows: On the north by the south margin of Berrywood Road, on the south by the north margin of Lot No. 23 of Dalewood Subdivision, Section 1; on the west by the east margin of Lot No. 4 of Geneva Heights Subdivision, Section 2. Being a remnant severed from Dalewood School by the relocation and extension of Berrywood Road.

Tract Nos. I and II being the same property conveyed to Donald L. Rippetoe and wife, Teresa B. Rippetoe, by deed of record in Book 8016, page 554, said Reg.Of

To have and to hold the aforesaid lands, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, to the said Blue Ox Industries, Inc. its successors and assigns forever; and the said Donald L. Rippetoe and wife Teresa B. Rippetoe for their heirs and representatives do covenant and agree to and with the said Blue Ox Industries, Inc. its successors and assigns that they are lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances; that they have good right to sell and convey the same to Blue Ox Industries, Inc. as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

IN WITNESS WHEREOF the said parties have hereunto set their hands and affixed their seals the day and year above written.

Donald L Rippetoe

DONALD L. RIPPETOE

Teresa B. Rippetoe

TERESA B. RIPPETOE

NORTH CAROLINA)

NORTH CAROLINA)
FORSYTH COUNTY)

BOOK 9989 PG 757

On this 25th day of October, 1995 personally appeared before me Donald L. Rippetoe and wife Teresa B. Rippetoe, with whom I am personally acquainted and who acknowledged that they executed the within instrument and who acknowledged the execution of the same to be their free act and deed for the purposes therein contained.

WITNESS my hand and official seal.

Becky L Smith
Notary Public

My Commission Expires: 5-6-96

BECKY L. SMITH NOTARY PUBLIC FORSYTH CO., N.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

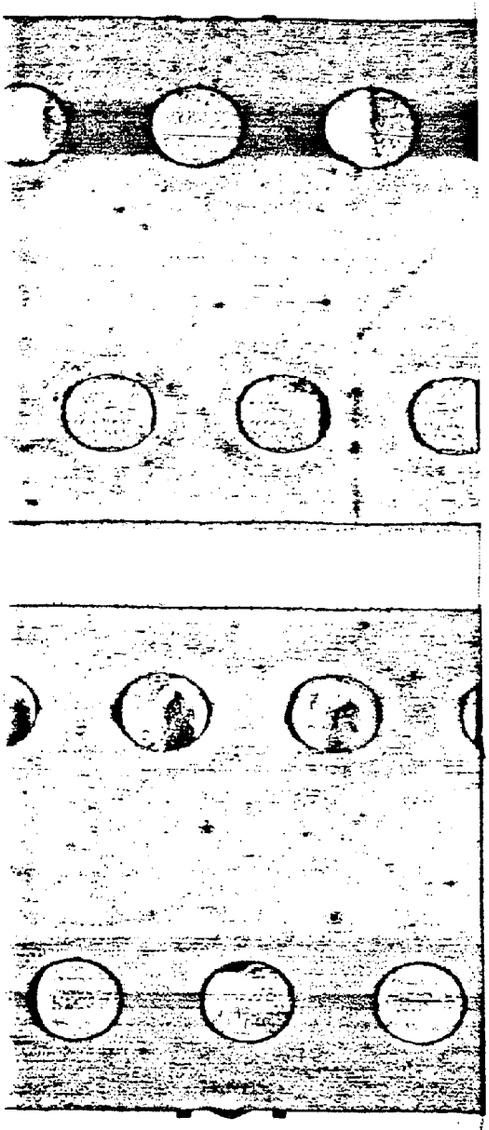
The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

Carol R Rivera
AFFIANT

Subscribed and sworn to before me, this 27th day of October, 1995.

Ruth B. Hayes
NOTARY PUBLIC

My Commission Expires: 5-23-98



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9989 PG 758

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 12.00
TOTAL 203.55
CHECK 203.55

03/25/96 01 14:05 0001 2183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163612
IDENTIF. ← REFERENCE

96 MAR 25 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020219