JAN 30 2002 16:36 FR ALAMB TITLE CO.

512 459 013, TO 4744547

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RETURN TO-ALAMO TITLE COMPANY 3305 NORTHLAND DR, #100 AUSTIN, TEXAS 78731 GF#\_DJ-70|3604-



## WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS	)(	
	)(	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS	)(	

THAT JIMMY NASSOUR, bereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by CHRISTOPHER JOHN RILEY, A SINGLE PERSON, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of \$372,000.00, of even date herewith, payable to the order of HOME FINANCING UNLIMITED, INC. D/B/A MISSION MORTGAGE OF TEXAS, INC., hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to SCOTT R. VALBY, Trustee, and

WHEREAS. Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens, and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit

ALL OF THAT TRACT OR PARCEL OF LAND BEING THE NORTH SIXTY-FOUR (64') FEET OF LOT FIVE (5) AND THE NORTH SIXTY-FOUR (64') FEET OF THE EAST NINETEEN (19') FEET OF LOT SIX (6), BLOCK 155, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsexver lawfully claiming or to claim the same or any part thereof

Taxes for the current year have been prorated and their payment is assumed by Grantee

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 31ST day of JANUARY, 2002

STATE OF TEXAS COUNTY OF Travis

This instrument was acknowledged before me on this 20 02 by JIMMY NASSOUR.



**GRANTEE'S ADDRESS** 1310 SAN ANTONIO STREET UNIT 4 AUSTIN, TEXAS 78701

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

EVANSK \$11 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS