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92057822

Revised 10-85.

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WARRANTY DEED WITH VENDOR'S LIEN 00001840823

Date: June 19, 1992

9:17 AM 2749

9.00 INDX
1 1 06/19/92

Grantor: RUSSELL PARKER BUILDER, INC.

9:17 AM 2749

3.00 RECM
1 1 06/19/92
920578.22-DOC#
22.16-CHK#

Grantor's Mailing Address (including county):

9390 Resarch Blvd., S. 330, Austin, Travis County, Texas 78759

Grantee: Kirk P. Watson and spouse, Elizabeth McDaniel Watson

Grantee's Mailing Address (including county):

700 Las Lomas Drive, Austin, Travis County, Texas 78746

Consideration: the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, and for further consideration of the execution and delivery by the said Grantees of a certain promissory note dated June 19, 1992 in the principal amount of \$200,000.00, and made payable to Home Trust Company, said note is secured by a Vendor's lien herein retained for the benefit of and is transferred to Home Trust Company, and is additionally secured by a deed of trust of even date herewith to Warren G. King, Trustee

UNRECORDED

Property (including any improvements):

Lot Thirty-one (31), Block "C", LAS LOMAS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85, Pages 159D-160D, Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted to subject to all restrictions, covenants, conditions, rights-of-way, and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further to taxes for the year 1992 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

RUSSELL PARKER BUILDER, INC.

BY: *Russell Parker*
Russell Parker, President

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

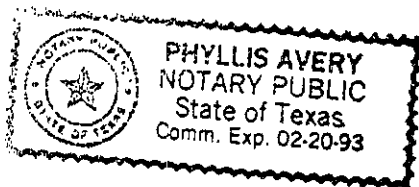
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on the 19th day of June, 1992
by Russell Parker, President
of Russell Parker Builder, Inc.
a Texas corporation, on behalf of said corporation.



Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

Mr. and Mrs. Watson
1706 W. 29th Street
Austin, Texas 78703

PREPARED IN THE LAW OFFICE OF:

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11711 1115

UNRECORDED DOCUMENT

FILED

1992 JUN 19 PM 4:30

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

JUN 19 1992



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11711 1116