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GENERAL WARRANTY DEED

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS :

THAT KIRKP WATSON AND SPOUSE, ELIZABETH MCDANIEL WATSON

, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by WILLIAM J. BRIGHT AND SPOUSE, KAREN S. BRIGHT

, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of THREE HUNDRED NINETY ONE THOUSAND NINE HUNDRED AND NO /100

DOLLARS (\$ 391,900.00) bearing even date herewith, payable to the order of BOATMEN'S NATIONAL BANK OF AUSTIN

hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing an 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 Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to LEA T. HOLUBEC

Trustee(s): 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 evidenced by the above described Promissory Note, said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said lien;

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

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, PAGE(S) 159D - 160D OF THE PLAT RECORDS OF TRAVIS COUNTY, 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. Grantor does hereby bind himself, his heirs, executors and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

UNRECORDED

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed that the Grantor herein reserves and retains for himself, his heirs and assigns, a **VENDOR'S LIEN** as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

The contract between Grantor as the seller and Grantee as the buyer may contain limitations as to warranties, to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

DATED the 2ND day of APRIL, 1996

Kirk P. Watson
KIRK P. WATSON

Elizabeth McDaniel Watson
ELIZABETH MCDANIEL WATSON

Grantee's Mailing Address:
700 LAS LOMAS
AUSTIN, TEXAS 78746

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

This instrument was acknowledged before me on the 2nd day of APRIL, 1996, by KIRK P. WATSON AND SPOUSE, ELIZABETH MCDANIEL WATSON

My commission expires:

Mary Metz
NOTARY PUBLIC

THE STATE OF :
COUNTY OF :

Notary's Name (printed)
MARY COLLEER
Notary Public, State of Texas
My Commission Expires
APRIL 5, 1998

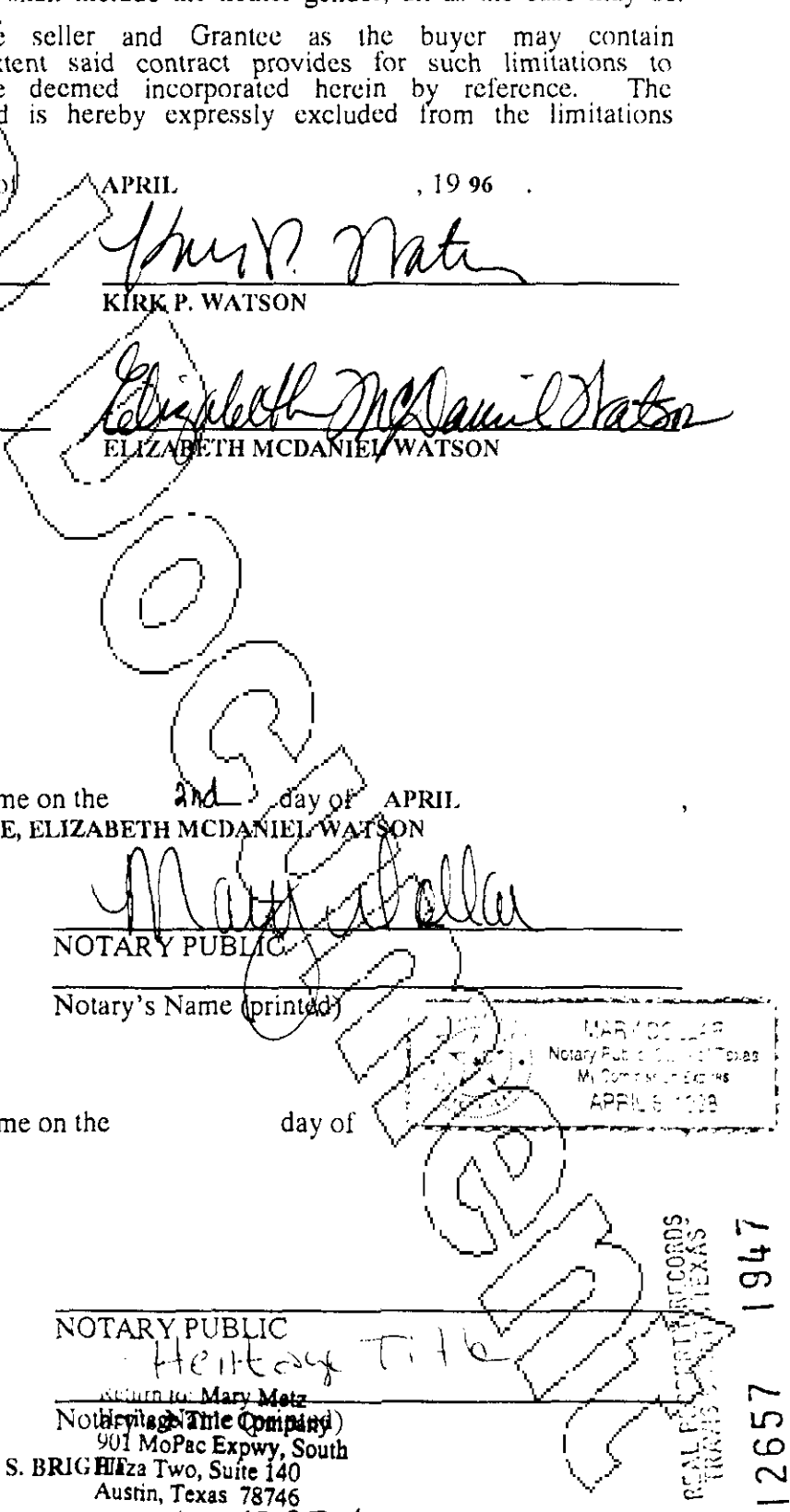
This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

on behalf of said

My commission expires:

Heather Tite
NOTARY PUBLIC
Return to: Mary Metz
Heritage Title Company
901 MoPac Expwy, South
Suite Two, Suite 140
Austin, Texas 78746
GF # 6-19274

RETURN ORIGINAL TO:
WILLIAM J. BRIGHT AND SPOUSE, KAREN S. BRIGHT
700 LAS LOMAS
AUSTIN, TEXAS 78746



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**DANA DE CAJVO, R
COUNTY CLERK
TRAVIS COUNTY, TEXAS**

Unofficial Copy of Document

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

APR 3 1996



Dana De Cajvo
**COUNTY CLERK
TRAVIS COUNTY, TEXAS**

REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
RECEIPT#: A00026591 TRANS#: A0897 DEPT: REGULAR RECORD \$43.00
LAGHIER: BAMED FILE DATE: 4/3/96 TRANS DATE: 4/4/96
PAID BY: CHECK# 5070

12657 1948