GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, KIRK WATSON AND SPOUSE, ELIZABETH MCDANIEL WATSON, hereinafter referred to as "Grantee" (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 "Grantor" (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 Grantor 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, hereafter 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 herein 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 and to 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, PAGES 1890 - 1891 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

ST&L# 7 (REV 1-22-93) 12657 1946
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 to 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 appurtenant to 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 alone 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 thereon 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 one 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". Referring 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 and the seller and Grantee as the buyer may contain limitations as to warranties of 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

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:

THE STATE OF COUNTY OF

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

on behalf of said

My commission expires:

RETURN ORIGINAL TO:

WILLIAM L. BRIGHT AND SPOUSE, KAREN S. BRIGHT

700 LAS LOMAS

AUSTIN, TEXAS 78746

12/06/97

CURTIS B. ROBERGE, Notary Public

WITNESS:

Mark Mejia

MoPac Expwy. South

Bldg Two, Suite 140

Austin, Texas 78746

OF 1997