15/ITC/KRB/06070224-ARB

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WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

THAT **WILSHIRE HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP,** (**"GRANTOR"**), for and in consideration of the sum of TEN DOLLARS ($10.00), and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees herein of their promissory note dated January 25, 2007, in the principal sum of **TWO HUNDRED EIGHTY EIGHT THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($288,300.00)** payable to the order of **BUILT AROUND YOU MORTGAGE FUNDING, LP,** said note bearing interest and being due and payable as therein provided; said note containing the usual provisions for accelerated maturity and attorney's fees in case of default, the payment of which note is secured by the vendor's lien retained in this Deed, and is additionally secured by a deed of trust of even date, executed by Grantees to **CLIFTON A. CRABTREE, Trustee,** has **GRANTED, SOLD and CONVEYED**, and by these presents does hereby **GRANT, SELL and CONVEY,** unto **SRIKANTH KARIMISETTY and SUJATHA KARIMISETTY, husband and wife, ("GRANTEES"),** the following described real property, to-wit:

Lot 23, Block L, Avery Brookside, Phase Two, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet Y, Slide 313, Plat Records, Williamson County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever; and said Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; subject however, to all covenants, conditions, restrictions and easements of record.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described notes and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute; AND FOR AND IN CONSIDERATION OF THE ADVANCEMENT AND PAYMENT IN CASH by **BUILT AROUND YOU MORTGAGE FUNDING, LP, a limited partnership organized and existing under the laws of Texas,** to the Grantor herein of the sum of **TWO HUNDRED EIGHTY EIGHT THOUSAND THREE HUNDRED AND NO/100 DOLLARS**

DEED
2 PGS
2007008230

($288,300.00) said vendor's lien is hereby **TRANSFERRED AND ASSIGNED** to **BUILT AROUND YOU MORTGAGE FUNDING, LP,** its successors and assigns, without recourse.

EXECUTED this 25th day of January, 2007.

WILSHIRE HOMES, L.P. a Delaware limited partnership
By: WILSHIRE GP, LLC, a Delaware limited liability company, general partner

BY: _____
SHELLEY LEDYARD, VICE PRESIDENT

GRANTEES' ADDRESS:
10012 Royal new Kent DRIVE
AUSTIN, TX 78717

THE STATE OF TEXAS }

COUNTY OF TRAVIS }

This instrument was acknowledged before me on this 25 day of January, 2007, by SHELLEY LEDYARD, Vice President of WILSHIRE GP, LLC, General Partner of WILSHIRE HOMES, L.P., on behalf of said entity.

MY COMMISSION EXPIRES:

_____

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY PUBLIC

AFTER RECORDING RETURN TO:
Independence Title Company
9442 Capital of Texas Highway, Ste. 100
Austin, Texas 78759

CHELSEA KOCHWELP
MY COMMISSION EXPIRES
February 21, 2010

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2007008230

Nancy E. Rister

01/31/2007 04:29 PM

MILLER $20.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS