

9



DEED
2 PGS

2006080825

RETURN TO: First American Title
GF# GF# 888687-AU20

PROPERTY ID NO. R091669

Notice of confidentiality rights: if you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: September 14, 2006

GRANTOR: Roger M. Durden and Pamela A. Durden, husband and wife

GRANTOR'S MAILING ADDRESS: P.O. Box 91166 Austin, TX 78709

GRANTEE: Jennifer Turner, a single woman

GRANTEE'S MAILING ADDRESS: 13269 Kerrville Folkway, Austin, Texas 78729

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a Note of even date herewith in the principal sum of \$ 150,700.00, and is executed by Grantee, payable to the order of Bank of America, N.A.. The note is secured by a vendors lien retained in favor of Bank of America, N.A., in this deed, and by a deed of trust of even date herewith to PRLAP, Inc., Trustee.

PROPERTY (including improvements):

Lot 36, Block A, Milwood, Section Twenty Six-A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet F, Slide 53, Plat Records of Williamson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

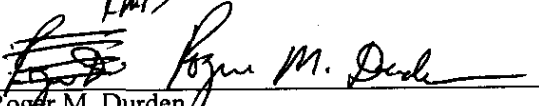
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments and easements, if any, affecting the above-described property that are valid, existing and properly of record, and subject further to taxes for the year 2006 and subsequent years.

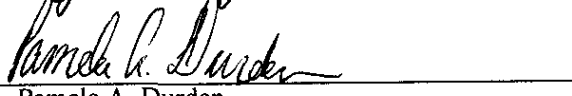
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor'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 and exceptions to conveyance and warranty.

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

Bank of America, N.A., at Grantee's request, has paid to Grantor that portion of the purchase price of the property evidenced by the Note described above. A vendor's lien and superior title are retained herein for the benefit of Bank of America, N.A. and are hereby transferred to that party.

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

^{RM}


Roger M. Durden



Pamela A. Durden

Acknowledgment

STATE OF Texas
COUNTY OF Tarrant

This instrument was acknowledged before me this 14 day of September, 2006, by Roger M. Durden and Pamela A. Durden.





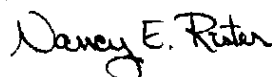
Notary Public, State of _____

Title Company GF# 888687-AU20

After recording, return to:
First American Title
Three Barton Skyway
1221 So. Mopac, Ste. 150
Austin, Texas 78746
Attn. Stacy Johnson
\$20.00

Jennifer Turner
13269 Kerrville Folkway
Austin Tx 78729

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2006080825



09/18/2006 02:47 PM

MILLER \$20.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS