

APR 30-7455- 2095 * 250

STATE OF TEXAS X
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:

95-4081

252
OK

That We, GRAY W. STUART and wife, MARGARET D. STUART,

hereinafter called Grantor, whether one or more, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration this day to Grantor in hand paid by the Grantee, whether one or more, hereinafter named, the receipt of which is here acknowledged and confessed and for the payment of which no right or lien, either express or implied, is retained, and the further consideration of the sum of Fifty-Four Thousand and no/100-----(\$ 54,000.00)

Dollars secured to be paid in accordance with one certain promissory purchase money note of even date herewith, executed by the Grantee herein, payable at the request of Grantor to the order of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AUSTIN, at Austin, Texas, said payee having advanced and paid to Grantor herein the face amount of said note, receipt of which is here acknowledged, payable in installments and bearing interest as therein provided, said note further providing for the acceleration of maturity and the usual attorney's fees, and being additionally secured in its payment by the lien of a Deed of Trust executed by the Grantee herein to JOHN T. MAHONE, TRUSTEE;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ROBERT D. JONES and wife, BEVERLY ANN JONES

the following described property lying and being situated in Travis County, Texas, to-wit:

Lot No. One (1) of the resubdivision of a portion of Lot No. Five (5), in Block No. Ten (10) of WESTFIELD "A", according to the plat of said resubdivision recorded in Vol. 6, Page 154, Plat Records of Travis County, Texas; and a portion of Lot No. Five (5) in Block No. Ten (10) in WESTFIELD "A", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Vol. 3, Page 107, Plat Records of Travis County, Texas, said portion of Lot No. 5 being described by metes and bounds as follows, to-wit:
Beginning at an iron stake in the East line of Sharon Lane and the West line of said Lot No. 5 in Block No. 10, S. 14 deg. 48' W. 109.7 feet from the Northwest corner of said Lot No. 5; ~~TO AN IRON STAKE;~~
Thence S. 14 deg. 48' W. 120 feet along the East line of Sharon Lane and the West line of said Lot No. 5 to an iron stake;
Thence S. 60 deg. 22' E. 125 feet to an iron stake;
Thence N. 52 deg. 56' E. 27.3 feet to an iron stake;
Thence S. 87 deg. 22' E. 67.5 feet to an iron stake;
Thence S. 86 deg. 15' E. 42.4 feet to an iron stake;
Thence N. 17 deg. 07' W. 120 feet to an iron stake;
Thence N. 79 deg. 59' W. 41.6 feet to an iron stake;
Thence N. 74 deg. 11' W. 29.7 feet to an iron stake;
Thence N. 62 deg. 49' W. 113.7 feet to the Place of Beginning.

DEED RECORDS
Travis County, Texas

ORIGINAL DEED

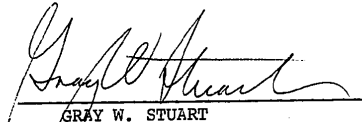
4908
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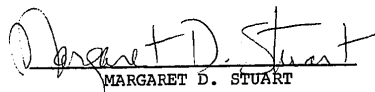
TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs or successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, Grantee's heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; SUBJECT, however, to all valid restrictions and easements affecting the use of said property as of this date reflected by the deed records of said county.

95-4082

BUT, it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the indebtedness above mentioned and described as evidenced by the hereinbefore described note, principal and interest, is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and the Grantor herein for value received as aforesaid, has TRANSFERRED and ASSIGNED, and by these presents does hereby TRANSFER and ASSIGN, without recourse on Grantor, in any event, unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AUSTIN the vendor's lien herein retained, together with all rights, equities and superior title thereto securing the payment of said note as aforesaid.

EXECUTED this the 15th day of April, 1974.


GRAY W. STUART

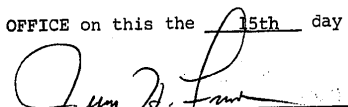

MARGARET D. STUART

STATE OF TEXAS X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared GRAY W. STUART and wife, MARGARET D. STUART known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of April, 1974.

NOTARY SEAL


Notary Public in and for
Travis County, Texas

4908 2371



FILED 95-4083
APR 30 12 04 PM '74
Doris H. Hines
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, as Stamped hereon by me, on

APR 30 1974



Doris H. Hines
COUNTY CLERK
TRAVIS COUNTY, TEXAS

4908 2372