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**GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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THAT MAIN STREET, LTD , a TEXAS Limited Partnership (whether one or more, hereinafter called "Grantor"), 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 MARK ALLEN PLUSSE and LORETTA RENE PLUSSE, husband and wife

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me

(whether one or more, hereinafter called "Grantee"), whose mailing address is 1608 DARLEY ARABIAN DRIVE, PFLUGERVILLE, TX 78660

the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note (hereinafter called "Note") in the principal sum of One Hundred Ten Thousand Two Hundred Seventy Six Dollars and no/100 (\$ 110,276.00 ),

of even date herewith, payable to the order of MAIN STREET MORTGAGE, LTD., a Texas Limited Partnership (hereinafter called "Mortgagee"), bearing interest at the rate therein provided; said Note containing various attorney's fee and acceleration of maturity clauses in the event of default, and being secured by the Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to RON HARPOLE, Trustee. Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property (hereinafter called "Property") located in TRAVIS County, Texas, together with all improvements located thereon, all easements, rights-of-way, privileges, hereditaments, streets and gores, streets, alleys, passages, rights and appurtenances thereto to-wit:

**LOT 6, BLOCK G, THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 102, PAGE 378, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.**

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Superior Title against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, and said Mortgagee is specifically subrogated to all the rights and remedies of Grantor in the Property by virtue of said Vendor's Lien and Superior Title.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs, executors, administrators, successors and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular all zoning laws, regulations and/or ordinances, restrictions, easements, exceptions, conditions, covenants and mineral reservations, if any, applicable to the above-described Property, but only to the extent same are still in force and effect and shown of record in said County.

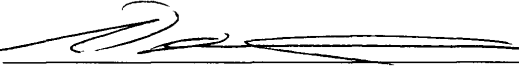
Ad valorem taxes and assessments for the current year have been prorated between Grantor and Grantee and Grantee assumes the payment of such taxes and assessments for the current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Mortgagee against the above-described Property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When the Grantor/Grantee in this Deed is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when a corporation or business entity is the Grantor/Grantee, the words "heirs, executors and administrators" shall be construed to mean "successors and assigns".

EFFECTIVE this Eleventh day of November, 1999.

**GRANTOR:**  
**MAIN STREET, LTD.**  
By: Main Street Homes of Austin, Inc.  
General Partner

By: 

Name: Stephen D. Bartholomew, President

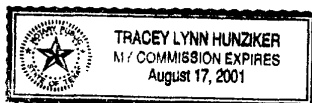
Title: General Partner

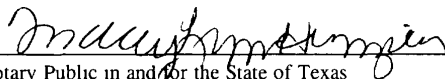
**ACKNOWLEDGEMENT**

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12 day of November, 1999, by Stephen D. Bartholomew, President, the \_\_\_\_\_ of MAIN STREET HOMES OF AUSTIN, INC., a Texas corporation, acting as general partner of MAIN STREET, LTD., a Texas limited partnership, on behalf of limited partnership and corporation.



  
Notary Public in and for the State of Texas  
Commission expires: \_\_\_\_\_

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

11-16-1999 03:38 PM 1999140757  
DAVILAM \$11.00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

RETURN ORIGINAL TO:  
MARK ALLEN PLUSSE  
1608 DARLEY ARABIAN DRIVE  
PFLUGERVILLE, TX 78660