

GF# 301-06-1123



WD 2006105331
3 PGS

WARRANTY DEED WITH VENDOR'S LIEN

**Texas Property Code Section 11.008.
CONFIDENTIAL INFORMATION IN REAL PROPERTY RECORDS**

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Date: June 5, 2006

Grantor: SUSANNA R. BUTLER and spouse, MARTIN C. BUTLER

Grantor's Mailing Address (including county):

SUSANNA R. BUTLER and MARTIN C. BUTLER
6100 Nascop Drive
Austin, TX
Travis County

Grantee: KATHERINE TANNEY, a single person

Grantee's Mailing Address (including county):

KATHERINE TANNEY
1610 Broadmoor Dr.
Austin, TX 78723
Travis County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of ONE HUNDRED FIFTY-FOUR THOUSAND AND 00/100 DOLLARS (\$154,000.00) and is executed by Grantee, payable to the order of COLONIAL BANK, N.A. The note is secured by a vendor's lien retained in favor of COLONIAL BANK, N.A., in this deed and by a deed of trust of even date, from Grantee to C. MALCOLM HOLLAND, Trustee.

COLONIAL BANK, N.A., at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of COLONIAL BANK, N.A. and are transferred to COLONIAL BANK, N.A. without recourse on Grantor.

Property (including any improvements):

LOT 32, IN BLOCK "F" OF SECTION TWO OF WINDSOR PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:


This conveyance is made and accepted subject to any and all existing restrictions, mineral reservations and interests, conditions, covenants, easements and rights of way, if any, applicable to and enforceable against the above described real property as now reflected by the records of the County Clerk of Travis County, Texas.


Current ad valorem taxes on the above described property as of the date hereof are assumed by grantee and grantee covenants and promises to pay the same.

Grantor, for the consideration, receipt of which is acknowledged, 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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee'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 from and exceptions to conveyance and warranty.

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

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


SUSANNA R. BUTLER

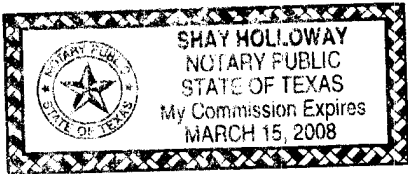

MARTIN C. BUTLER

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Travis

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This instrument was acknowledged before me on June 5, 2006,
by SUSANNA R. BUTLER.



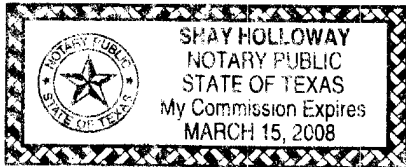
Shay Holloway
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Travis

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This instrument was acknowledged before me on June 5, 2006,
by MARTIN C. BUTLER.



Shay Holloway
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

DAWN GUILLIAMS
WILLIAMS, BIRNBERG & ANDERSEN, LLP
2000 Bering Drive, Suite 909
Houston, Texas 77057

AFTER RECORDING RETURN TO:

After recording return to:
TEXAS AMERICAN TITLE COMPANY
4201 S. CONGRESS AVE.
SUITE 203
AUSTIN, TX 78745
F:\WP\Mh\Tatco\301\06-1123 VLD.wpd

WARRANTY DEED WITH VENDOR'S LIEN
GF# 301-06-1123

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Jun 06 11:58 AM 2006105331

MORALESB \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS