03 612084-SMR 04-1823-0513-0000

Return:
Gracy Title Co.

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.

J

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 19, 2006

WD 2006095251
2 PGS

Grantor: BARBARA LIGHTHEART

Grantor's Mailing Address: 1610 Sunnyvale Street
Austin, TX 78741-2552

Grantee: JANEL LEMONS and Non-Purchasing Spouse, HAL LEMONS, husband and wife

Grantee's Mailing Address: 2803 Harlequin Drive
Austin, TX 78745

Consideration: Cash and Two notes of even date executed by Grantee and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of NEW CENTURY MORTGAGE CORPORATION, in the principal amount of One Hundred Twenty-Nine Thousand Two Hundred and No/100 Dollars ($129,200.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of NEW CENTURY MORTGAGE CORPORATION and is also secured by a first-lien deed of trust of even date from Grantee to ELDON L. YOUNGBLOOD, Trustee. The second-lien note is payable to the order of NEW CENTURY MORTGAGE CORPORATION in the principal amount of Thirty-Two Thousand Three Hundred and No/100 Dollars ($32,300.00). The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the Property retained in this deed and is also secured by a second-lien deed of trust of even date from Grantee to ELDON L. YOUNGBLOOD, Trustee.

Property (including any improvements):

Lot 13, Block F, Vherry Creek, Phase IV, Section Two, an addition in Travis County, Texas, according to the map or plat thereof recorded in Book 69, Page 11, of the Plat Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

NEW CENTURY MORTGAGE CORPORATION ("Lender"), at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor to secure the first-lien note. The second and inferior vendor's lien against and superior title to the Property are retained for the benefit of NEW CENTURY MORTGAGE CORPORATION ("Lender") to secure the second-lien note. NEW CENTURY MORTGAGE CORPORATION ("Lender") agrees that this second and inferior vendor's lien against and superior title to the Property are and will remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

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 will become absolute.

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

Barbara Lightheart
BARBARA LIGHTHEART

STATE OF Texas)

COUNTY OF Travis)

This instrument was acknowledged before me May 9, 2006, by BARBARA LIGHTHEART.

SHIRLEY M. RENFRO
Notary Public, State of Texas
My Commission Expires
MAY 18, 2007

Shirley Renfro
Notary Public, State of

Grantee's Address:
2803 Harleyhill Drive
Austin Tx 78745

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2006 May 23 01:33 PM 2006095251
GUERRERO $20.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

GF# 612084-SR