ELECTRONICALLY RECORDED 2010051676
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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 ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Effective Date:	April 14, 2010
Grantor:	Bruce D. Robison and Kelly D. Willis
Grantor's Mailing Address:	108 W. 32nd Street, Austin, Travis County, Texas 78705
Grantee:	John Michael Landon, Jr.
Grantee's Mailing Address:	5114 Caswell Avenue, Austin, Travis County, Texas 78751

Consideration: Cash and a note of even date executed by Grantee and payable to the order of James McCann and Nancy McCann ("Lender"), in the principal amount of Four Hundred Forty Thousand and No/100 Dollars ($440,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Craig A. Thompson, Trustee. 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 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 against Grantor.

Property (including any improvements): Lots 17 and 18, Block 11 of THE HIGHLANDS, an addition in the Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 55, of the Plat Records of Travis County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance is made subject to: (i) those restrictive covenants recorded in Volume 295, Page 197, Deed Records of Travis County, Texas; (ii) ad valorem taxes on the Property for the calendar year 2010 and all subsequent years (the payment thereof is assumed by Grantee under separate agreement of the parties); and (iii) all building and zoning ordinances to the extent they are presently in existence and affect the Property.

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 and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds 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.

The vendor's lien against and superior title to the Property are retained until each note described above 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.

GRANTOR(S):

Bruce D. Robison

Kelly D. Willis

ACKNOWLEDGMENT(S)

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 14 day of APRIL, 2010, by Bruce D. Robison.

CHRISTI C. TENNISON NOTARY PUBLIC STATE OF TEXAS EXPIRES JAN. 24, 2011

Notary Public, State of Texas
My Commission Expires: 1-24-11

[SEAL]

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 14 day of APRIL, 2010, by Kelly D. Willis.

CHRISTI C. TENNISON NOTARY PUBLIC STATE OF TEXAS EXPIRES JAN. 24, 2011

Notary Public, State of Texas
My Commission Expires: 1-24-11

[SEAL]

UPON RECORDING RETURN TO:
John Michael Landon, Jr.
5114 Caswell Avenue
Austin, Travis County, Texas 78751

RETURN TO:
ALAMO TITLE COMPANY
901 S. MOPAC EXPRESSWAY
BLDG. III, SUITE 100
AUSTIN, TEXAS 78746-5776
GF# AT1000164722

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
April 14 2010 04:38 PM
FEE: $ 20.00 **2010051676**