

FILM CODE

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

00005299308

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT COLIN M. JOHNSTON, HUSBAND AND JUDITH A. JOHNSTON, WIFE

OF TRAVIS County, Texas, hereinafter called 'Grantor',  
(whether one or more), for and in consideration of the sum of Ten and no/100 (\$10.00) cash and  
other good and valuable consideration to Grantor in hand paid by LARRY S. HOVEY, HUSBAND AND JO ANN HOVEY, WIFE

hereinafter called 'Grantee' (whether one or more), the receipt of which is hereby acknowledged,  
and in further consideration of the sum of SEVENTY THOUSAND TWO HUNDRED DOLLARS  
AND NO/100

( \$70,200.00 )

to Grantor cash in hand paid by CORNERSTONE MORTGAGE COMPANY, hereinafter called  
'Lender', at the special instance and request of Grantee, as evidenced by the execution and delivery  
by Grantee to Lender of a promissory note of even date herewith payable to Lender in the  
principal sum of \$70,200.00 has GRANTED, SOLD and CONVEYED, and by these  
presents does GRANT, SELL and CONVEY unto the said Grantee, the following described  
property in TRAVIS County, Texas, to-wit:

BEING LOT TWENTY-NINE A (29A), OF AMENDED PLAT OF LOT TWENTY-NINE (29), BLOCK  
SIX (6) AND COMMON AREA LOT TWO-D (2-D) CHIMNEY HILL P.U.D. PHASE II SECTION  
ONE (1), A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN BOOK 82, PAGE(S) 196-197, PLAT RECORDS, TRAVIS COUNTY,  
TEXAS.

The note in favor of Lender, above referred to, is payable in the manner and bears interest at the  
rate therein specified and provides for collection fees and acceleration of maturity in the event of  
default. The payment of said note is secured by the retention herein of a vendor's lien and  
superior title to the property for the benefit of Lender and is additionally secured by deed of trust  
of even date herewith executed by Grantee to Joseph M. Hill, Trustee for Lender, to which  
reference is made for all purposes. In consideration of the payment by Lender to Grantor of that  
portion of the purchase price of the herein described property, Grantor hereby assigns, transfers  
and conveys to Lender, without recourse on Grantor, the said vendor's lien together with the  
superior title to said property.

This conveyance is given and accepted subject to all and singular the restrictions, covenants,  
conditions, limitations, easements and mineral reservations, if any, applicable to and enforceable  
against the above described property as reflected by the records of the county in which it is located.

To have and to hold the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging to the said Grantee, their heirs and assigns forever,  
and Grantor does hereby bind themselves, their heirs, executors and administrators to warrant and  
forever defend, all and singular, the said premises unto the said Grantee, their heirs and assigns,  
against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes  
for the current year have been prorated and are assumed by Grantee.

REAL ESTATE RECEIVED  
TRAVIS COUNTY, TEXAS  
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But it is expressly agreed and stipulated that the said vendor's lien and superior title in and to the above described property are retained against the property, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading thereof, when this deed shall become absolute.

The use of any pronoun herein used to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations, and/or partnerships, and when the deed is executed by or to a corporation or trustee the words heirs, executor and administrators, or heirs and assigns shall, with respect to such corporation or trustee be construed to mean successors and assigns.

EFFECTIVE THIS 14TH DAY OF JUNE, 1995

*Colin M. Johnston*  
COLIN M. JOHNSTON  
*Judith A. Johnston*  
JUDITH A. JOHNSTON

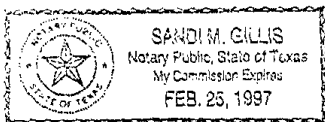
THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned notary authority, on this day personally appeared COLIN M. JOHNSTON AND JUDITH A. JOHNSTON

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 14th day of JUNE, 1995



*Sandi M. Gillis*  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES

AFTER RECORDING, RETURN TO GRANTEE'S ADDRESS:

LARRY S. HOVEY  
5725 LANGWOOD DRIVE  
AUSTIN, TX 78754

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, on

AUSTIN TITLE COMPANY, INC.  
6805 Capital of Texas Hwy. North #360  
Austin, Texas 78731

JUN 20 1995

*Debra Brennan*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

95 JUN 20 PM 4:41

CLERK OF COUNTY CLERK  
TRAVIS COUNTY, TEXAS

RECORDED IN TRAVIS COUNTY RECORDS BOOK 12462 PAGE 1586

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12462 1586