01-9404003-SC

11.89

401416

WARRANTY DEED

FILM CODE 00005142117

THE STATE OF TEXAS :

COUNTY OF **TRAVIS** : KNOW ALL MEN BY THESE PRESENTS:

That **KATHERINE A. WILLIAMS AND JAMES M. WILLIAMS**

hereinafter called Grantors, whether one or more, of the County of **TRAVIS**, State of Texas, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash, and other good and valuable consideration paid by **LANELL M. JACKSON, a single person**

hereinafter called Grantees, whether one or more, receipt of which is hereby acknowledged, and of the further consideration of the execution and delivery by the said Grantees of that one certain promissory note of even date herewith, in the principal sum of **Thirty Four Thousand Nine Hundred and no/100**---------- Dollars payable to the order of

FORT WORTH MORTGAGE,
A DIVISION OF COLONIAL SAVINGS F.A., hereinafter called Mortgagee, in installments as in said Note provided, bearing interest from date at the rate specified, and containing the usual provisions for attorney's fees; the said Mortgagee, at the special instance and request of Grantees herein, having advanced the sum of said Note as part of the purchase price for the property herein conveyed, the receipt of which is hereby acknowledged, and the said Mortgagee is hereby subrogated to all of the rights of the Grantors herein, and the Vendor's Lien and superior title is hereby expressly transferred to and retained in favor of said Mortgagee to secure the payment of said Note, the same as if said Mortgagee were the Grantors herein, said Note being further and additionally secured by Deed of Trust of even date herewith from Grantees to J.S. DuBOSE and/or LEE J. BROOKSHIRE, JR., Trustee, contained provisions for foreclosure under power of sale, to which reference is here made for all purposes; HAVE GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto

5.00 INDX
LANELL M. JACKSON, a single person 8:42 AM 6609 2 3 05/16/94

herein called Grantees, whether one or more, of **TRAVIS** County, Texas, all that certain tract or parcel of land situated in **TRAVIS** County, Texas, and being described as follows, to-wit:

5.00 RECM
UNIT 8617-C, TOGETHER WITH THE UNDIVIDED INTEREST 8:43 AM 6609 2 3 05/16/94
IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, OF PUTNAM SQUARE CONDOMINIUM COMMUNITY, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AND THE PLATS AND EXHIBITS OF RECORD IN VOLUME 7, PAGE 340, ET.SEQ., OF THE CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS.

1.00 SEC
8:43 AM 6609 2 3 05/16/94
33.78-CHK#

This conveyance is made and accepted subject to all reservations, restrictions, covenants, conditions, rights of way and easements of record, if any, insofar as the same presently affect the above described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever, and Grantors do hereby bind themselves, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

But it is expressly stipulated that the Vendor's Lien and Superior Title are retained and reserved against the above described property, premises and improvements until the above described Note and all interest and other charges thereon and all renewals or extensions thereof are fully paid according to its face and tenor, Vendor's Lien and the Superior Title are hereby transferred, assigned, sold and conveyed to **FORT WORTH MORTGAGE, A DIVISION OF COLONIAL SAVINGS F.A.**, the payee named in said Note, without recourse.

EXECUTED this the **9th** day of **May**, A.D. **1994**.

Katherine A. Williams
KATHERINE A. WILLIAMS

James M. Williams
JAMES M. WILLIAMS

RETURN TO:
8617-C PUTNAM DR.
AUSTIN, TX 78757

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12187 2082

SINGLE ACKNOWLEDGMENT

THE STATE OF **TEXAS** :

COUNTY OF **TRAVIS** :

BEFORE ME, the undersigned authority, on this day personally appeared
KATHERINE A. WILLIAMS
~~/JAMES M. WILLIAMS/~~ /

known to me to be the person(s) whose name(s) is ~~are~~ subscribed to the foregoing instrument, and acknowledged to the that ~~they~~ she executed the same as ~~their~~ her free act and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 ~~day~~ of MAY , 1994 .

SUSAN CHAMBERS
Notary Public, State of Texas
My Commission Expires May 11, 1997

Notary Public in and for THE State of Texas

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared
JAMES M. WILLIAMS
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free act for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of May, 1994.

SUSAN CHAMBERS
Notary Public, State of Texas
My Commission Expires May 11, 1997

Notary Public in and for the ~~State~~ of Texas

CORPORATE ACKNOWLEDGMENT

THE STATE OF **TEXAS** :

COUNTY OF **TRAVIS** :

FILED
94 MAY 16 PM 4:01
DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, as

of

a corporation, and acknowledged to me that executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of , .

Notary Public in and for

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

MAY 16 1994

COUNTY CLERK
TRAVIS COUNTY, TEXAS

RETURN TO:
8617-C PUTNAM DR.
AUSTIN, TX 78757

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
12187 2083