03 - 703233 RM
01-6825-0502-0000

Return:
Gracy Title Co.

3

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 NUBMER.

WARRANTY DEED WITH VENDOR'S LIEN

(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Travis §

THAT THE UNDERSIGNED, John C.Lavorato and Waleska Lavorato, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of $ 292,000., payable to the order of Taylor, Bean & Whitaker Mortgage Corp., as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Tommy Bastian, Barrett Burke Wilson Castle, Daffin & Frappier, L.L.P, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Dorothy Barbara McKenzie, An Unmarried Woman herein referred to as the "Grantee," whether one or more, the real property described on attached Exhibit "A."

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Taylor, Bean & Whitaker Mortgage Corp. ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

WD 2007093314
3 PGS

C0564L1

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 18th day of May 2007

Grantee's Address:

9934 Barbrook Drive

Austin TX 78726

THE STATE OF TEXAS §
§
COUNTY OF Travis §

The foregoing instrument was acknowledged before me on this the 18th day of May 2007 by John C. & Waleska Lavarato

of ~~_____, a Texas corporation, on behalf of said corporation.~~

Rachel A. Massey
NOTARY PUBLIC, STATE OF TEXAS

RACHEL A. MASSEY
Notary Public
State of Texas
Comm. Expires 07-17-2008

Rachel Massey
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

_____

THE STATE OF TEXAS §
§
COUNTY OF §

The foregoing instrument was acknowledged before me on this the _____ day of _____, _____ by _____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

_____

C0564

EXHIBIT "A"

Lot 10, Block H, of Canyon Creek, Section 19A, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 91, Pages 219-221, of the Plat Records of Travis County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 May 23 11:49 AM 2007093314

MORALESB $24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS