

WARRANTY DEED WITH VENDOR'S LIEN

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

we, THOMAS J. PIERCE and wife, DORIS E. PIERCE,

of Bexar County, Texas, hereinafter called "Grantor" (whether one or more),
for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good valuable consideration to Grantor in hand paid by

GEORGE H. STRAIT and wife, NORMA G. STRAIT,

of Bexar County, Texas hereinafter called "Grantee" (whether one or more), the receipt of which
is hereby acknowledged and confessed and the further consideration of the execution and delivery by the said Grantee of one certain
promissory note in the principal sum of Six Hundred Fifty Thousand and No/100-----

----- Dollars (\$ 650,000.00-----), of even date herewith,
payable to the order of THE FIRST NATIONAL BANK OF SAN MARCOS

-----, hereinafter called
"Mortgage", bearing interest at the rate therein provided; said note containing the usual attorney's fee clause and various acceleration
of maturity clauses in case of default, and being secured by vendor's lien and superior title retained herein in favor of said Mortgage, and
being also secured by Deed of Trust of even date herewith from Grantee to E. NOBLE HADEN
-----, Trustee; and

WHEREAS, Mortgage has, at the special instance and request of Grantee, paid to Grantor
\$ 650,000.00----- of the purchase price of the property hereinafter described, as
evidenced by the above described note, said vendor's lien and deed of Trust lien against said property securing the payment of said note
are hereby assigned, transferred and delivered to Mortgage, Grantor hereby conveying to the said Mortgagee the said superior title to
said property, subrogating the said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens;

And Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said
Grantee, the following described property, to-wit:

Lot 37, Block 9, THE DOMINION, PHASE I, PLANNED UNIT DEVELOPMENT,
in Bexar County, Texas, according to plat recorded in Volume 9503,
Page 36, Deed and Plat Records of Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereunto in
anywise belonging unto the said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and
administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against
every person whomsoever lawfully claiming or to claim the same or any part thereof.

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Taxes for the current year have been prorated and their payment is assumed by Grantee. This conveyance is made subject to all and
singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against
the above described property as shown by the records of said County.

It is expressly agreed that the vendor's lien is retained in favor of the payee of said note against the above described property, premises
and improvements, until said note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall
become absolute.

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When this deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED on this the 8th day of

October 1986.

Thomas J. Pierce
THOMAS J. PIERCE

Doris E. Pierce
DORIS E. PIERCE

Mailing address of each grantee:

Name: GEORGE H. STRAIT, et ux.
Address: #11 Carriage Hills
San Antonio, Texas 78257

Name:
Address:

FILED IN MY OFFICE
ROBERT H. GREEN
COUNTY CLERK BEXAR CO.
1986 OCT 10 PM 4 05
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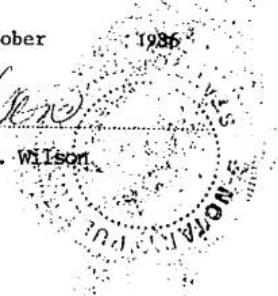
(Acknowledgment)

STATE OF TEXAS }
COUNTY OF BEXAR }

This instrument was acknowledged before me on the 8th day of October 1986
by THOMAS J. PIERCE and wife, DORIS E. PIERCE.

My commission expires:
June 6, 1989

Pamela K. Wilson
Notary Public, State of Texas
Notary's printed name: Pamela K. Wilson



(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____ 1986
by _____
of _____
a _____ corporation, on behalf of said corporation.

My commission expires:



Robert H. Green
Notary Public, State of Texas
Notary's printed name: Robert H. Green

THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF BEXAR COUNTY TEXAS ON OCTOBER 10 1986 AT 4:05 PM BY ROBERT H. GREEN COUNTY CLERK BEXAR COUNTY TEXAS

AFTER RECORDING RETURN TO: GEORGE H. STRAIT, et ux.
#11 Carriage Hills
San Antonio, Texas 78257

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