

C561532

THE STATE OF TEXAS |
COUNTY OF HARRIS |

KNOW ALL MEN BY THESE PRESENTS:

THAT, BROAD OAK COMPANY, a Texas corporation, (hereinafter called "Grantor") for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to Grantor in hand paid by HARRY B. TERRY and wife, VIRGINIA LEE TERRY, of the County of Harris, State of Texas, (hereinafter sometimes called "Grantees") the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the sum of Twelve Thousand Nine Hundred and No/100 (\$12,900.00) Dollars to be paid in accordance with the terms of that one (1) certain promissory note of even date herewith in such principal sum, executed by Grantees and being payable to the order of Grantor as therein provided, said note bearing interest at the rate therein provided and containing the usual and customary provisions for attorney's fees and acceleration of maturity in case of default, said note being secured by the Vendor's Lien herein retained and being additionally secured by a Deed of Trust of even date herewith from Grantees to C. A. Davis, Trustee, reference to which is here made for all purposes; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said HARRY B. TERRY and wife, VIRGINIA LEE TERRY, all of that certain tract or parcel of land situated in Harris County, Texas, and described as follows, to-wit:

A tract of land out of the North 260.00 feet of Lot Eight (8) in Block Three (3) of BROAD OAKS Addition to the City of Houston, in Harris County, Texas according to the Map thereof recorded in Volume 17, Page 49 of the Map Records of Harris County, Texas; said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 8, Block 3 of Broad Oaks Addition according to the Map recorded in Volume 17 Page 49 of the Map Records of Harris County, Texas;

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IN 6894
PAGE 605

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THENCE South 89° 45' 40" West a distance of 145.00 feet to the Point of Beginning and also being the Northeast corner of the tract herein described;

THENCE South 00° 29' 31" East a distance of 90.00 feet to a point for the most western Northeast corner of the tract herein described;

THENCE South 76° 16' 03" East a distance of 48.48 feet to a point for the most eastern Northeast corner of the tract herein described;

THENCE South 43° 00' 29" West a distance of 31.95 feet to a point for the most southern Northeast corner of the tract herein described;

THENCE South 00° 29' 31" East a distance of 15.00 feet to a point for the Southeast corner of the tract herein described;

THENCE South 89° 45' 40" West a distance of 150.00 feet to a point for the Southwest corner of the tract herein described;

THENCE North 00° 29' 31" West a distance of 140.00 feet to a point for the Northwest corner of the tract herein described;

THENCE North 89° 45' 40" East a distance of 125.00 feet to the POINT OF BEGINNING and containing 18,982 square feet of land.

This conveyance is made and accepted subject to the restrictions recorded in Volume 1182, Page 641, Volume 6729, Page 302, and Volume 6807, Page 596, respectively, of the Deed Records of Harris County, Texas; sewer line easement, eight (8') feet in width, and adjacent water line easement, six (6') feet in width, to the City of Houston, the center line of which easements is located approximately fifty-two (52') feet south of the north line of the above described property; easement for public utilities, including gas line service easement to Houston Natural Gas Corporation, across the north five (5') feet and the east ten (10') feet, more or less, of the above described property; and the easement for driveway and utility purposes over and across the north twenty-five (25') feet and the east ten (10') feet, more or less, of the above described property, including the easements over and across said property granted to W.

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079-34-1109

Bruce Moore and John Robert Brodnax, Jr. by Easement Deed dated June 23, 1967, and Grantor hereby reserves for itself, its successors and assigns, a non-exclusive easement for utilities and for driveway purposes for ingress and egress to East Broad Oaks Drive over and across the said north twenty-five (25') and east ten (10') feet, more or less, of the above described property, said easement being over and across the same property described in said Easement Deed dated June 23, 1967, to W. Bruce Moore and John Robert Brodnax, Jr., said easement to be used in common by Grantor, Grantee and the other owners of the tracts out of the north two hundred sixty (260') feet of Lot Eight (8), Block Three (3) of Broad Oaks Addition, and their respective heirs, successors and assigns, reference to which Easement Deed is here made for all pertinent purposes. Grantor also reserves for itself, its successors and assigns, a building connection easement, six (6') feet in width, over and across the westernmost six (6') feet of the above described property extending from the sewer and water easements of the City of Houston to the south boundary of the above described property.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said HARRY B. TERRY and wife, VIRGINIA LEE TERRY, their heirs, executors, administrators, successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the above described premises unto the said Grantee, their heirs, executors, administrators, successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof, except as aforesaid and except for taxes for the current year which have been prorated between Grantor and Grantee as of the date hereof and are assumed by Grantee.

DEED REC'D
IN 8894 IN 607

079-34-1110

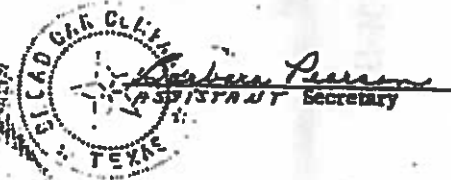
But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title is retained against the above described property until the above described note, and all interest thereon, is fully paid according to the face, tenor, effect and reading of the same, when this deed shall become absolute.

EXECUTED this 11th day of August, 1967.

BROAD OAK COMPANY

ATTEST:

By Michael R. Pictorino VICE-President



THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael R. Pictorino, Vice-President of BROAD OAK COMPANY, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he 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 17th day of August, A.D., 1967.



Robert S. Devlin
Notary Public in and for
Harris County, Texas
Robert S. Devlin
My Commission Expires
1 June 1969

RETURN TO
American Title Guaranty Co.
HARRIS COUNTY ABSTRACT CO.
2nd FLOOR (EAST) DEERSON BLDG.
HOUSTON, TEXAS
RMS
CP 1657 P3