

GF 95112160/DSS-27
STEWART TITLE HOUSTON DIVISION

GENERAL WARRANTY DEED

504-48-2316

R474451

07/10/95 200009331 R 474451

\$11.00

THE STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LILLIAN BROWN FRANKLIN, a single person, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by RUTCO AGENCY INC., hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Harris County, Texas, described as follows, to-wit:

Lot Ten (10), in Block "O", of LEELAND PARK ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 572, Page 458 of the Deed Records of Harris County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto 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 Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

EXECUTED this the 6th day of July, A.D., 1995.

FILED
95 JUL 10 PM 3:36
Beverly S. Kuyfman
COUNTY CLERK
HARRIS COUNTY, TEXAS

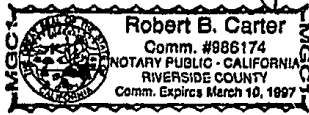
Lillian Brown Franklin
LILLIAN BROWN FRANKLIN

THE STATE OF CALIFORNIA

THE COUNTY OF Riverside

504-48-2317

This instrument was acknowledged before me on this the 6th
day of July, 1995, by LILLIAN BROWN FRANKLIN.



Robert B. Carter
NOTARY PUBLIC, STATE OF CALIFORNIA

Grantee's Mailing Address:

2103 WOODFORD GREEN
KINGWOOD, TX 77339

Return to:

RUTCO AGENCY, INC.
ATTN: MARJORIE R. RUTLAND
2103 WOODFORD GREEN
KINGWOOD, TX 77339

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me, and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

JUL 10 1995



Beverly B. Luffman
COUNTY CLERK
HARRIS COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF
MORRIS, LENDAIS, HOLLRAH & BROWN
1980 Post Oak Boulevard, Suite 700
Houston, Texas 77056
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07/03/95