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**WARRANTY DEED WITH VENDOR'S LIEN**

JM -3-7588 3374 \* 5.50

THE STATE OF TEXAS  
COUNTY OF TRAVIS

1-13-7481  
KNOW ALL MEN BY THESE PRESENTS:

That we, CHARLES E. WILLIAMS, KENNETH M. WILLIAMS, DENNIS M. WILLIAMS, and BETTY WILLIAMS CLOUD, joined herein pro forma by my husband, GEORGE C. WILLIAMS, hereinafter called Grantor, all of the County of Travis and State of Texas for and

in consideration of the sum of TEN AND NO/100-----(\$10.00)----- DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of its one certain promissory note of even date herewith, in the principal sum of One hundred fifty-six thousand, three hundred and no/100 Dollars (\$156,300.00), payable to the order of Grantors in installments and bearing interest as therein provided, containing the usual clauses 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 Wayne B. Talley Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto A/P-JOLLYMESA, LTD., a Texas Limited Partnership,

of the County of Travis and State of Texas, all of the following described real property in Travis County, Texas, to-wit: being 3.94 acres of land out of a part of the James P. Wallace Survey Number 18; situated in Travis County, Texas, said 3.94 acre tract being more particularly described as being a portion of that certain 4.04 acre tract that was conveyed to Mike Williams by Deed of Record in Vol. 727, Page 267, of the Travis County, Texas Deed Records, said 3.94 acre tract being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes;

DEED RECORDS  
Travis County, Texas

5177 1410

1-13-7482

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, its successors heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the 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.

This conveyance is subject to all easements, rights-of-way, restrictions, reservations, conditions and covenants of record, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the county clerk of Travis County, Texas.

It is agreed that Grantee, its successors and assigns, may obtain partial releases of the Vendor's Lien contained herein and the Deed of Trust given under even date and that such releases shall be based on the provisions contained in the said Deed of Trust.

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

This conveyance is made and accepted subject to conditions and restrictions as set out in Exhibit "B" attached hereto and made a part hereof for all purposes.

EXECUTED this 30 day of MAY, A. D. 19 75

Betty Williams Cloud  
Betty Williams Cloud  
George C. Cloud  
George C. Cloud

Charles E. Williams  
Charles E. Williams  
Kenneth M. Williams  
Kenneth M. Williams  
Dennis M. Williams  
Dennis M. Williams

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EXHIBIT "A"

1513-7484

Metes and bounds description of 3.94 acres of land out of and a part of the James P. Wallace Survey No. 18, situated in Travis County, Texas, said 3.94 acre tract being more particularly described as being a portion of that certain 4.04 acre tract that was conveyed to Mike Williams by deed of record in Volume 727, Page 267, of the Travis County, Texas Deed Records:

BEGINNING at a steel pin set in the west right-of-way line of old U. S. Highway No. 183 at the northeast corner of Tract 1, Lindy Huber Subdivision, a subdivision in Travis County, Texas of record in Plat Book 14 at Page 60 of the Travis County, Texas Plat Records, for the southeast corner of the 3.94 acre tract herein described;

THENCE leaving said Highway and with the north line of said Tract 1, same being the south line of said Williams Tract S 86° - 05' W 748.51 feet to a steel pin at the southeast corner of Lot 5 Block "Y", Point West of Westover Hills Section Three, a subdivision in the City of Austin, Texas found of record in Plat Book 63 at Page 98 of the Travis County, Texas Plat Records, for the southwest corner of the 3.94 acre tract herein described;

THENCE with the east line of said Lot 5 Block "Y" the following two courses:

1. N 25° - 01' E (Record N 26° - 14' E) 97.68 feet to a steel pin;
2. N 11° - 07' E (Record N 12° - 20' E) 67.91 feet to a steel pin at the southeast corner of Lot 6 Block "Y", Point West of Westover Hills Section Three, a subdivision in the City of Austin, Texas, found of record in Plat Book 44 at Page 12 of the Travis County, Texas Plat Records;

THENCE with the east line of said Point West of Westover Hills Section Three the following three (3) courses:

1. N 27° - 13' E (Record N 28° - 26' E) 54.92 feet to a steel pin;
2. N 25° - 09' E (Record N 26° - 05' E) 65.66 feet to a steel pin;
3. N 26° - 34' E (Record N 27° - 34' E) 21.62 feet to a steel pin found at a fence corner at the northwest corner of said Williams Tract for the northwest corner of the 3.94 acre tract herein described;

THENCE with the north line of said Williams tract the following two (2) courses:

1. N 84° - 08' E 368.18 feet to a steel pin found at a fence corner;
2. N 85° - 55' E 52.76 feet to a steel pin set at the northwest corner of that certain 0.23 acre tract described in Volume 3567 Page 735 of the Travis County, Texas Deed Records for the most northerly northeast corner of the 3.94 acre tract herein described;

THENCE with the west line of said 0.23 acre tract S 17° - 30' E 106.5 feet to a steel pin set at the southwest corner of said 0.23 acre tract for an interior corner of the 3.94 acre tract herein described;

THENCE with the south line of said 0.23 acre tract N 69° - 02' E 116.0 feet to a steel pin set in the curving west line of said old U. S. Highway No. 183 at the southeast corner of said 0.23 acre tract for the most easterly northeast corner of the 3.94 acre tract herein described;

THENCE with the curving west line of said Highway, said curve having a Radius of 1487.05 feet, a subchord bears S 18° - 19' E a distance of 224.29 feet to the place of beginning, containing 3.94 acres of land or 171,642 square feet.

EXHIBIT "B"

Deed Restrictions

1-13-7485

This conveyance is subject to the following restrictions and covenants which are to run with the land in favor of Grantors. The herein described land is hereby impressed with the following restrictions:

1. That no trailer, mobile home, tent, shack, or such like, shall be placed, erected, or be permitted to remain on the property nor shall any structure of a temporary character be used at any time as a residence.

2. These restrictions and covenants are to be covenants running with the land and shall be fully binding upon all persons acquiring any interest in this property whether by dissent, devise, purchase or otherwise and any person by acceptance of title to any interest in this property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

STATE OF TEXAS                      COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the  
date and at the time stated hereon by me, and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

JUN 3 1975



*Louis Abingdon*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

JUN 3 9 00 AM '75

*Louis Abingdon*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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