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BETHANY KINCHEN SIMPSON TO KATHLEEN KELLER

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

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

THAT I, BETHANY KINCHEN SIMPSON (formerly known as BETHANY KINCHEN), joined herein pro forma by my husband, ROBERT D. SIMPSON, JR. ("Grantor"), of the County of Gillespie, and State of Texas, 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 Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of the Promissory Note(s) in the original principal sum, being in the amount specified in that certain Deed of Trust referenced below, being of approximate even date herewith, payable to the order of Bank of America, N.A., hereinafter called "Mortgagee", and bearing interest at the rate therein provided; said Note(s) containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to PRLAP, Inc., Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto KATHLEEN KELLER ("Grantee"), whose address is P. O. Box 296, Hye, Texas, 78635, all of the following described real property in Gillespie County, Texas, to-wit:

BEING Lot No. 2, Block 1, West-End Addition, situated in the City of Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 33, Page 62, Deed Records of Gillespie County, Texas.

Property taxes for the current year have been paid.

This conveyance is made and accepted subject to the following matters, to the extent the same validly affect the property and are validly in force and effect:

1. Zoning regulations as promulgated by the Gillespie County Airport Board of Adjustment.

2. The following matters, all as shown on survey prepared by Jose Antonio Trevino, Registered Professional Land Surveyor No. 5552, dated November 7, 2007:

   A. Overhead electric line
   B. The rights of adjoining property owners, if any, in and to those portions of the property lying between the encroaching fences and the Northeast and Southeast property lines.

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, her heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, subject to the foregoing exceptions, all and singular the said premises unto the said Grantee, her 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.

BANK OF AMERICA, N.A., 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 hereinbefore described note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said BANK OF AMERICA, N.A. and the same are hereby TRANSFERRED AND ASSIGNED, to said BANK OF AMERICA, N.A., without recourse.

EXECUTED this 19th day of November, 2007.

[END OF PAGE]

BETHANY KINCHEN SIMPSON
(formerly known as Bethany Kinchen)

ROBERT D. SIMPSON, JR., Pro Forma

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 19 day of November, 2007, by BETHANY KINCHEN SIMPSON and husband, ROBERT D. SIMPSON, JR..

Notary Public in and for the
State of Texas

LINDA KNEESE
Notary Public, State of Texas
My Commission Expires
JULY 15, 2011

HCT

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

November 20, 2007 12:26:21

FEE: $27.00 20076566