

LALT/GF # 12/30 0804 BRANCH Me
REG. NO. /G. OSER INITIALS On



WARRANTY DEED WITH VENDOR'S LIEN

Date: June 15, 2006

Grantor: E. NADINE BARNEBEY, INDIVIDUALLY AND AS TRUSTEE OF THE E. NADINE BARNEBEY TRUST

Grantor's Mailing Address: 13119 Hunters Valley
San Antonio, Texas 78230

Grantee: 158 BALLARD LAND TRUST

Grantee's Mailing Address: 239 Dalehurst
San Antonio, Texas 78201

Consideration: TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of that one certain promissory note of even date herewith in the principal sum of \$49,000.00, payable to the order of VCH FUNDING CORP., as therein provided and bearing interest at the rates therein specified and containing the usual clauses providing for acceleration of maturity in event of default 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 STEWART J. ALEXANDER, TRUSTEE.

Property:

Lot 7, Block 3, NCB 12607, BILLY MITCHELL TERRACE SUBDIVISION, City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 3700, Page 174, Deed and Plat Records, Bexar County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

- (1) Restrictive Covenants recorded in Volume 3809, Page 359, Deed Records, Bexar County, Texas.
- (2) 5' Drainage and Utility Easement along the rear property line, as recorded in Volume 3809, Page 359, Deed Records, Bexar County, Texas.

Taxes for the current year have been prorated to the date hereof and are assumed by the Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.



The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

VCH FUNDING CORP., at the instance and request of grantee herein, having advanced and paid in cash to grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$49,000.00 note, the vendor's lien together with superior title to said property, is retained herein to the extent of \$42,250.00 for the benefit of said VCH FUNDING CORP., and the same are hereby TRANSFERRED AND ASSIGNED TO VCH FUNDING CORP.

When the context requires, singular nouns and pronouns include the plural.

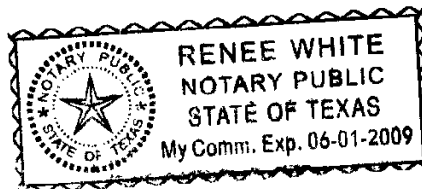
E. Nadine Barnebey
E. NADINE BARNEBEY, INDIVIDUALLY AND AS TRUSTEE OF THE E. NADINE BARNEBEY TRUST

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 23 day of June, 2006 by E. NADINE BARNEBEY, INDIVIDUALLY AND AS TRUSTEE OF THE E. NADINE BARNEBEY TRUST.

Renee White
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
158 BALLARD LAND TRUST
239 Dalehurst
San Antonio, Texas 78201

Any provision herein which purports to restrict the sale, or use of the described real property because of race, sex, or religion is hereby declared null and unenforceable under Federal law. STATE OF TEXAS, COUNTY OF BEXAR. 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 Record of Real Property of Bexar County, Texas on:

JUL 05 2006

Doc# 20060157082 Fees: \$24.00
07/05/2006 2:43PM # Pages 3
Filed & Recorded in the Official Pu
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS