

WARRANTY DEED WITH VENDOR'S LIEN

017889

DATE: December 31, 1990

GRANTOR: COOKE-FANNIN-GRAYSON RESOURCES, INC., a Texas Non-profit Corporation

GRANTOR'S MAILING ADDRESS (including county): 231 W. Main, Denison, Grayson County, Texas

GRANTEE: MENTAL HEALTH MENTAL RETARDATION SERVICES OF TEXOMA

GRANTEE'S MAILING ADDRESS (including county): 203 Airport Drive, Denison, Grayson County, Texas

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and the further consideration and delivery by Grantee of its one certain Installment Purchase and Finance Contract dated October 2, 1990 in favor of Public Property Finance Corporation of Texas in the amount and terms as therein provided and bearing interest at the rates therein specified.

PROPERTY (including any improvements):

All those certain tracts of land described on Exhibit A which is attached hereto and made a part hereof for all purposes

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all outstanding minerals, mineral leases, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, and shown of record in the hereinabove mentioned County and State; and also to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are applicable and enforceable against the hereinabove described property.

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, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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.

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

Public Property Finance Corporation of Texas, 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 of the Installment Purchase and Finance Contract hereinabove referenced, the Vendor's Lien as to said together with the Superior Title to said property is retained herein for the benefit of said Public Property Finance Corporation and the same are hereby TRANSFERRED and ASSIGNED to said Public Property Finance Corporation.

COOKE-FANNIN-GRAYSON RESOURCES, INC.

BY: *Jack G. Berry*
JACK G. BERRY

STATE OF TEXAS
COUNTY OF GRAYSON

This instrument was acknowledged before me on the 31st day of December, 1990, by JACK G. BERRY, President of COOKE-FANNIN-GRAYSON RESOURCES, INC.



Tohnie Hynds
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF AND
AFTER RECORDING RETURN TO:
TOHNIE E. HYNDS, P. C.
P. O. Box 2602
Sherman, Texas 75091-2602
214/892-1807

TRACT ONE:

Situated in Grayson County, Texas, out of the Wm. Oldham Survey, Abstract No. 919 and being the same land conveyed by John A. Blevins et ux to Jim Harrod by deed recorded in Volume 1250, Page 515, Deed Records, Grayson County, Texas, and being more particularly described as follows, to-wit:

Parcel One: BEGINNING at a spike in the center of DeVoignes Road, said spike being South 05 degrees 15 minutes East a distance of 150.00 feet from the Northeast corner of a 59.8 acre tract, out of which this tract was carved;

THENCE South 80 degrees, 41 minutes West a distance of 580.80 feet to a 3/4 inch iron rod for the Northwest corner of the herein described tract;

THENCE South 05 degrees 15 minutes East a distance of 150.00 feet to an iron rod for the Southwest corner of the herein described tract;

THENCE North 80 degrees 41 minutes East a distance of 580.80 feet to a spike in the center of the DeVoignes Road for the Southeast corner of the herein described tract;

THENCE North 05 degrees, 15 minutes West with the center of DeVoignes Road a distance of 150.00 feet to the place of beginning and containing 2.1 acres of land, as recorded in Volume 1521, Page 775, Deed Records, Grayson County, Texas.

Parcel Two: BEGINNING at a point in the center of DeVoignes Road, said point being South 05 degrees 15 minutes East from the Northeast corner of the said 59.8 acre tract;

THENCE West along and with the South line of a 2 acre tract, 580.8 feet to an iron rod;

THENCE South 05 degrees 15 minutes East 140.8 feet to an iron rod in the North line of Sharon Drive;

THENCE North 84 degrees 45 minutes East along the North line of Sharon Drive, 580.8 feet to a point in the center of DeVoignes Road;

THENCE North 05 degrees, 15 minutes, West along the center of DeVoignes Road, 150 feet to the place of beginning containing .95 acres of land, more or less,

The above description originally represented 1.90 acres, but subsequently one-half (1/2) of this acreage sold, hence only .95 remaining, as recorded in Volume 1521, Page 776, Deed Records of Grayson County, Texas.

TRACT TWO:

BEING Lots Two (2) and Three (3) in Block Seventy-two (72) of the ORIGINAL TOWN PLAT of the City of Denison, Grayson County, Texas, as shown by the recorded plat thereof.

TRACT THREE:

BEING all of Lots Numbers One (1) and Two (2) in Block Number Twenty-three (23) of the MILLER'S SECOND ADDITION to the City of Denison, Grayson County, Texas, as shown by plat thereof of record in Volume Y, Page 539, Deed Records, Grayson County, Texas.

TRACT FOUR:

BEING the West one hundred thirty eight (138) feet of Lot Number Six (6) in Block Number Eight (8) of OTP to the City of Sherman, Grayson County, Texas.

TRACT FIVE:

BEING Lots Numbers Six (6), Seven (7), Eight (8), Nins (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) in Block Number Twenty-four (24) of STEVENS ADDITION to the City of Denison, Grayson County, Texas, as per plat of record in Volume 28, Page 362, Deed Records, Grayson County, Texas

TRACT SIX:

BEING Lots Numbers Six (6), Seven (7), and Eight (8), in Block Number One (1) of the A. R. COLLINS FIRST ADDITION to the City of Denison, Grayson County, Texas, out of the W. R. Caruthers Survey, as per plat thereof of record in Volume 62, Page 205, Deed Records, Grayson County, Texas.

EXHIBIT A - PAGE 2

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Filed for record and recorded December 31, 1990 at 1:50 P. M.

Pat Norman, County Clerk

By Janal Stout Deputy