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WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

Date: AUGUST 19, 2002

That CHRISTOPHER E. MCCLAIN

hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by RAYMOND J. EPPS AND WIFE, VANESSA GLASER EPPS

hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of \$ 140,000.00, of even date herewith, payable to the order of FAIRWAY INDEPENDENT MORTGAGE CORP.

hereinafter called "Mortgagee", bearing interest at the rate therein provided; said note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to DENNIS P. SCHWARTZ, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor \$ 140,000.00 of the purchase price of the property hereinafter described, as evidenced by the above-described Note, said Vendor's Lien and Deed of Trust Lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

LOT SIX (6), IN BLOCK FIVE (5), OF HUNTERWOOD FOREST, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 273, PAGE 137 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

UNOFFICIAL COPY

Handwritten initials and signatures

Handwritten mark

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereof shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 19 day of August, 2002

Ch E Mc
CHRISTOPHER E. MCCLAIN

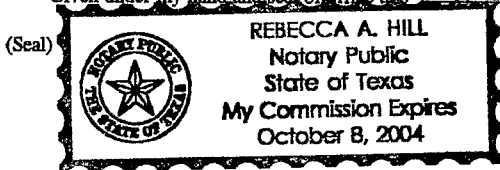
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STATE OF TX
County of HARRIS

Before me, the undersigned, on this day personally appeared
CHRISTOPHER E. MCCLAIN

known to me (or proved to me on the oath of _____)
or through _____) to be the person(s) whose name(s) _____ subscribed to
the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 19 day of AUGUST 2002



Rebecca A. Hill
Notary Public

STATE OF TX
County of HARRIS

Before me, the undersigned, on this day personally appeared _____

known to me (or proved to me on the oath of _____)
or through _____) to be the person(s) whose name(s) _____ subscribed to
the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this _____ day of AUGUST 2002

(Seal) _____
Notary Public

RETURN TO GRANTEE:
RAYMOND J. EPPS
12519 OAK PARK DRIVE
HOUSTON, TEXAS 77070

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

AUG 21 2002



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
2002 AUG 21 PM 1:44
Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY