

RECORDED AT THE REQUEST
OF FIRST AMERICAN TITLE

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 17, 2006

Z110176
02/23/06 101059966

\$21.00

Grantor: Mona L. Goodman
KNA Mona L. Benotti and spouse, James Benotti

Grantor's Mailing Address: 1114 Chippenham Drive
Katy, TX 77450

Grantee: Andrew Stearns Wheat and wife, Jeanne Marie Wheat

Grantee's Mailing Address: 1114 Chippenham Drive
Katy TX 77450

Consideration:

Cash and note of even date executed by Grantee and payable to the order of WACHOVIA MORTGAGE CORPORATION ("Lender") in the principal amount of One Hundred Fifty Nine Thousand Six Hundred and no/100 Dollars (\$159,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust dated the same date as this deed in favor of Lender.

*Joseph
file
3a*

Property (including any improvements):

Lot 17, in Block 16, of NOTTINGHAM COUNTY, SECTION 4, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 234, Page 62, of the Map Records of Harris County, Texas.

D

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations effecting the Property that are shown in the Real Property Records of Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

PP 018-20-2005

W.P. et al

*21
A*

Jee

742800-37

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 will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

Mona L. Benotti
Mona L. Goodman
KNA Mona L. Benotti

302

James Benotti
STATE OF TEXAS
COUNTY OF Davis

(individual acknowledgement)

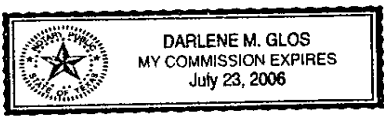
This instrument was acknowledged before me on the 17 day of February, 2006 by
Mona L. Goodman. KNA Mona L. Benotti and James Benotti

[SEAL]

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Andrew Stearns Wheat
1114 Chippenham Drive
Katy TX 77450



RP 018-20-2006

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

FEB 23 2006



[Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

[Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

2006 FEB 23 AM 11:13

FILED