NOTICE *To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.*

SPECIAL WARRANTY DEED

Map 119-5
Par 191 Is

THE STATE OF TENNESSEE
COUNTY OF DAVIDSON } KNOW ALL MEN BY THESE PRESENTS:

That JOSEPH BONCSER

BOOK 5756 PAGE 776

of the County of El Paso and State of Texas for and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

BETTY ELLEN BONCSER
of the County of El Paso and State of Texas , all of Tennessee, the following described real property in Davidson County, Texas, to-wit:

Being Lot No. 45 on the map of Re-Subdivision of certain lots in Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Betty Townsend, now Boncser, and Thaxton Vassor by deed from Edward W. Hill and Houston Ross, doing business as Hill & Ross Realty Company, of record in Book _____, page _____, of said Register's Office.

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 I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND 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, by, through, or under me but not otherwise.

EXECUTED this 2nd day of March , A.D. 1981.

Joseph Boncser

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF EL PASO }

BOOK 5756 PAGE 777

Before me, the undersigned authority, on this day personally appeared JOSEPH BONCSER

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2nd day of March, A.D. 19 81

Notary Public in and for El Paso County, Texas.

My commission expires 2-22-84, 19..

(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

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

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of , A.D. 19

Notary Public in and for County, Texas.

My commission expires....., 19.....

(Printed or stamped name of notary)

WARRANTY DEED

JOSEPH BONCSER

TO

BETTY ELLEN BONCSER

G 45983

IDENTIF. REFERENCE

JUN 12 1 53 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PREPARED IN THE LAW OFFICE OF:

SCHWARTZ, EARP, McCLURE,
COHEN & STEWART
609 Laurel Street
El Paso, Texas 79903

PLEASE RETURN TO:

SCHWARTZ, EARP, McCLURE,
COHEN & STEWART
609 Laurel Street
El Paso, Texas 79903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Ellen Bonscer (NAME)	Betty Ellen Bonscer (NAME)	
5640 Devon (STREET ADDRESS OR ROUTE NUMBER)	5640 Devon (STREET ADDRESS)	
El Paso, TX 79924 (CITY) (STATE) (P. O. ZIP)	El Paso, TX 79924 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0 X Betty E. Boncser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF June 19 81.

Notary Public