

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CLOSED IN THE OFFICE OF:

Bosque Cen-Tex Title, Inc.
P.O. Box 899, 202 West Morgan
Meridian, Tx 76665
Telephone: 254/435/2722
GF#100715

Warranty Deed with Vendor's Lien

Date: August 11, 2010

Grantor: Honea Brothers Construction, Inc., a Texas corporation

Grantor's Mailing Address:

Honea Brothers Construction, Inc.
2945 FM 708, Clifton, Tx 76634
Bosque County

Grantee: Kaye Robinson Johnson, a single person

Grantee's Mailing Address:

Kaye Robinson Johnson
P.O. Box 206, Clifton, Tx 76634
Bosque County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of First Security State Bank in the principal amount of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of First Security State Bank and by a first-lien deed of trust of even date from Grantee to Robert C. Phillips, trustee.

Property (including any improvements):

All that certain 90 ft x 40 ft tract of land located at Avenue "D" and Third Street in the City of Clifton, Bosque County, Texas, being more fully described in the attached Exhibit "A".

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

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.

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.

First Security State Bank, 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 First Security State Bank and are transferred to First Security State Bank without recourse against Grantor.

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

Honea Brothers Construction, Inc., a Texas corporation

David R. Honea
David R. Honea, President

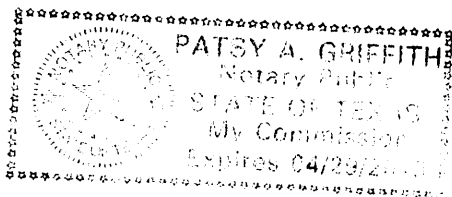
Edward J. Honea
Edward J. Honea, Vice-President

STATE OF TEXAS)

COUNTY OF BOSQUE)

This instrument was acknowledged before me on 8-11, 2010, by David R. Honea, as the President of Honea Brothers Construction, Inc., a Texas corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas
My commission expires: _____



STATE OF TEXAS)

COUNTY OF BOSQUE)

This instrument was acknowledged before me on 8-11, 2010, by Edward J. Honea, as the Vice-President of Honea Brothers Construction, Inc., a Texas corporation, on behalf of said corporation.



Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

JOHN A HASTINGS JR

P.O. Box 899

Meridian,, Texas 76665

Tel: (254) 435-2373

Fax: (254) 435-2642

AFTER RECORDING RETURN TO:

Bosque Cen-Tex Title, Inc.

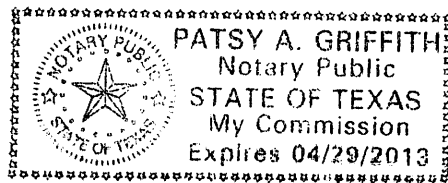


EXHIBIT A

BEING a 90 ft X 40 ft tract of land located at Avenue "D" and Third Street in the City of Clifton, Bosque County, Texas being the W. 40 ft of LOTS 8, 9, & 10 in BLOCK 6 according to the plat thereof recorded in Volume 1, Page 446, Bosque County Plat Records and being that same tract described in a Deed to Honea Brothers Construction dated October 10, 1997 and recorded in Volume 403, Page 906, Bosque County Deed Records. Said 90 ft X 40 ft tract being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron stake found in the E. line of AVENUE "D" at the N.W. corner of said LOT 8 for the N.W. corner of this;

THENCE N 67 deg E 40 ft with N. line of said LOT 8 to a 3/8 inch iron stake found at the N.E. corner of said Honea tract for the N.E. corner of this;

THENCE S 23 deg E 90 ft across said LOTS 8, 9, & 10 to a 3/8 inch iron stake found in the S. line of LOT 10, being also the N. line of said 3rd STREET, said stake being at the S.E. corner of said Honea tract for the S.E. corner of this;

THENCE S 67 deg W 40 ft with N. line of 3rd STREET to its point of intersection with the E. line of AVENUE "D", being the S.W. corner of said LOT 10 and also of said BLOCK 6, being also the S.W. corner of said Honea tract and being also the S.W. corner of this;

THENCE N 23 deg W 90 ft with the E. line of AVENUE "D" to the place of beginning and being a 90 ft X 40 ft tract of land containing 3600 square feet.