

WARRANTY DEED

Date: January 26, 2000

Grantor: LAQUITA FELLERS, not being joined herein by my spouse as the herein described property does not constitute any part of our homestead

Grantor's Mailing Address (including county):
5640 Meadowick Lane
Dallas, Texas 75227
Dallas County, Texas

Grantor: TOMMY FOSTER and JACKIE FOSTER

Grantor's Mailing Address (including county):
Route 1, Box 42
Edgewood, Texas 75117
Van Zandt County, Texas

Grantee: BILLY JACK McCORMICK

Grantee's Mailing Address (including county):
Route 1, Box 350
Wills Point, Texas 75169
Van Zandt County, Texas

Consideration: TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration, ALL IN CASH, the receipt and sufficiency of which is hereby acknowledged.

All of our undivided interest in and to all that certain tract or parcel of land being described as:

See Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

All prior sales and/or reservations of oil, gas and other minerals made by Grantor's predecessors in title, as well as to any and all validly existing encumbrances, conditions and restrictions, and any and all rights of way and easements of record in Van Zandt County, Texas or which are visible and apparent from an examination of the premises.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantor 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 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 conveyance and warranty.

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


LAQUITA FELLERS

Tommy Foster
TOMMY FOSTER

Jackie Foster
JACKIE FOSTER

STATE OF TEXAS

COUNTY OF NAVARRO

This instrument was acknowledged before me this the 26th day of January, 2000,
by LAQUITA FELLERS.



Peggy F. Rogers
NOTARY PUBLIC, in and for the
STATE OF TEXAS

STATE OF TEXAS

COUNTY OF NAVARRO

This instrument was acknowledged before me this the 26th day of January, 2000, by
TOMMY FOSTER and JACKIE FOSTER.



Peggy F. Rogers
NOTARY PUBLIC, in and for the
STATE OF TEXAS

EXHIBIT "A"

ALL THAT CERTAIN LOT TRACT or parcel of land situated in the S. B. ANDERSON SURVEY A-15, Van Sandt County, Texas, same being part of a called 21.10 acre tract (residue of a called 117.9 acre tract) known as "First Tract" as found in Warranty Deed dated December 27, 1937 from J. V. Thomas et ux, Mennie Thomas, to M. V. Thomas as found recorded in Vol. 474, Page 469 of the Real Records of Van Sandt County, Texas, and being more fully described as follows:

BEGINNING at a concrete monument found on the Northwest R.O.W. line of Van Sandt County Road 3723 for the South corner of said 21.10 acre tract, same being the East corner of Tract 40 Indianhead Ranchette Estates as found on Glide 32-B Plat Records Van Sandt County, Texas;

THENCE: North 47 deg. 22 min. 44 sec. West 546.73 feet with the Northeast lines of Indianhead Ranchette Estates and the Southwest line of said 21.10 acre tract, to a 3/8" Iron Rod set for the West corner of this;

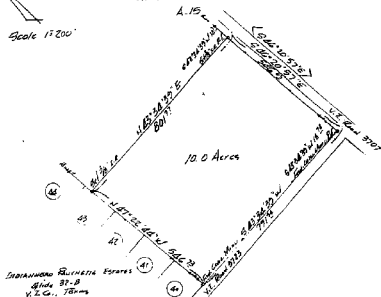
THENCE: North 43 deg. 34 min. 39 sec. East 801.77 feet to a point with the R.O.W. of Van Sandt County Road 3707 for the North corner of this, a 3/8" Iron Rod reference was set South 43 deg. 34 min. 39 sec. West 18.78 feet;

THENCE: South 46 deg. 20 min. 57 sec. East 546.65 feet with said road, the Northeast line of said 21.10 acre tract, and the recognized North line of said Anderson Survey to a point for the East corner of said 21.10 acre tract, a concrete reference marker bears South 43 deg. 34 min. 39 sec. West 18.78 feet;

THENCE: South 43 deg. 34 min. 39 sec. West 791.94 feet with the occupied Northwest line of Van Sandt County Road 3723, the Southeast line of said 21.10 acre tract to the place of beginning containing 10.00 acres of land.

H. B. ANDERSON SURVEY

Scale 1"=200'



Plot showing survey of part of a called 21.10 acre tract (residue of a called 117.7 acre tract) known as First Tract in Warranty Deed dated December 27, 1957 from J. V. Thomas et ux Marnie to R. V. Thomas and recorded in Volume 474 Page 469 Real Records Van Zandt County, Texas

Tony Courtney

Tony Courtney

Registered Professional Land Surveyor #1911

February 15, 1995

Here: Reference is made to the Field Notes of survey made under my seal of even date.

Here: Bearings shown herein were based on the boundary calls of the called 4.31 acre tract recorded under File # 955 dated February 5, 1990 R.R. V. Z. Co. Texas

FILED FOR RECORD
CO. FEB - 1 PM 1:30