

Records of Denton County, Texas, more fully described as follows:

BEGINNING at the Northeast corner of said Hayes tract at a point on the South line of Richland Street;

THENCE South, along and with the West side of a concrete curb, 132.5 feet to a steel pin;

THENCE West 100.0 feet to a steel pin on the East line of Degan Street;

THENCE North, along and with said East line of Degan Street, 132.5 feet to a steel pin at the intersection of Richland Street;

THENCE East, along and with said South line of Richland Street, 100 feet to the place of beginning, and containing 0.304 acres of land.

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 , his 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 , his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 8th day of

February, A. D. 19 67.



*Arthur Degan Hayes*