

THE STATE OF TEXAS, }
COUNTY OF DENTON..... }

2859

Know All Men By These Presents:

That we, Alonza Champion and wife, Minnie Champion,

of the County of Denton, State of Texas for and in consideration of
the sum of - - - - -
THREE HUNDRED - - - - - (\$300.00) - - - - - DOLLARS,

to us paid, ~~and money~~ by Herman Blankenship and wife, ~~and wife~~
Sadie Blankenship, in cash, the receipt of which is hereby expressly
acknowledged, however, Lewisville State Bank, at the special request
and on behalf of the said Herman Blankenship and Sadie Blankenship, has
advanced all of said purchase price, as evidenced by the vendor's lien

note in the principal sum of \$300.00, of even date herewith, executed by the said Herman Blankenship and Sadie Blankenship, bearing interest from date until paid at the rate of 8% per annum, and due and payable to the order of Lewisville State Bank on or before 30 days after date, and the payment of which said note is secured by the deed of trust this day given to Charles A. Carr, Trustee, covering the hereinafter described property, from Herman Blankenship et ux, as well as by the lien herein retained against said property,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Herman Blankenship and Sadie Blankenship

of the County of **Denton**, State of **Texas** all that certain

lot, tract or parcel of land situated in Denton County, Texas, out of the John W. King Survey, Abstract No. 695, and being part of the 1.69 acre tract conveyed by J. B. Hembry et ux to Alonza Champion by deed dated January 25, 1944, and recorded in Vol. 312, page 216 of the Deed Records of Denton County, Texas, and more fully described as follows:

BEGINNING on the East line of Hardy Street 142.82 feet North of the Southwest corner of Block No. 10 as allotted to Stella Rainwater in Cause No. 8433 styled C. R. Hembry et al v. Mattie McKenzie Price in the District Court of Denton County, Texas, and at the Northwest corner of the 1.0 acre tract conveyed by J. B. Hembry et ux to Alonza Champion by deed dated October 5, 1943, and recorded in Vol. 303, page 190 of said Deed Records;

THENCE North, along and with said East line of Hardy Street and along and with the West line of said 1.69 acre tract, 62.48 feet to the Southwest corner of the tract of land conveyed by Alonza Champion et ux to John Herron et ux by deed August 8, 1952, and recorded in Vol. 381, page 557 of said Deed Records;

THENCE East, along and with the South line of said Herron tract, passing the Southeast corner at 70 feet, in all 200 feet to the Westline of the tract of land conveyed by Alonza Champion et ux to

Laura Gene Bradley by deed dated August 13, 1953, and recorded in Vol. 388, page 217 of the Deed Records of Denton County, Texas;

THENCE South, passing the Southwest corner of said Bradley tract at 30 feet, in all 62.48 feet to said North line of said 1.0 acre tract and said South line of said 1.69 acre tract;

THENCE West, along and with said North line of said 1.0 acre tract and said South line of said 1.69 acre tract, 200 feet to the place of beginning.

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

Herman Blankenship and Sadie Blankenship, their

heirs and assigns forever; and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said

Herman Blankenship and Sadie Blankenship, their

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

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

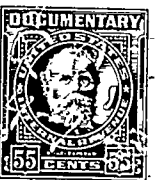
Witness our hands at **Lewisville, Texas** this **7th** day of **April**, A.D. 19 **58**.

Witnesses to the "mark" of Alonza Champion:

Joe H. Bowers
Robert G. Seaford

HIS
ALONZA (X) CHAMPION
MARK

Minnie Champion



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THE STATE OF TEXAS,

COUNTY OF DENTON

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared.....

Alonza Champion

and

Minnie Champion

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said.....

Minnie Champion

, wife of the said Alonza Champion

having been

examined by me privily and apart from her husband, and having the same fully explained to her, she, the said.....

Minnie Champion

acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This

7th

day of

April

A.D. 19

58.

(L. S.)

Notary Public,

Denton

County, Texas

My Commission Expires June

1

1959

FILED FOR RECORD: 4 day of June

A.D. 1958 at 4:10 o'clock P.M.

RECORDED: 11 day of June

A.D. 1958 at 12:25 o'clock P.M.

By Deputy.

A.J. Barnett, Clerk County Court,
Denton County, Texas.