

ALT/GF # 1226000420 / BRANCH KB

FF# 20.00 / CLOSER INITIALS D.J.



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

## GENERAL WARRANTY DEED

**Date:** February 9, 2007

**Grantor:** PHU VAN NGUYEN and wife, TIENG THI PHAM

**Grantor's Mailing Address:**

PHU VAN NGUYEN  
10907 Wurzbach  
San Antonio, TX 78230  
BEXAR County



**Grantee:** TED D. LEE and JERELENE W. LEE, husband and wife

**Grantee's Mailing Address:**

TED D. LEE and JERELENE W. LEE  
1919 Parhaven  
San Antonio, TX 78232  
BEXAR County

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):** Lot 1-4, Block 1, New City Block 11670, BEVERLY HILLS, City of San Antonio, BEXAR County, Texas, according to plat recorded in Volume 1625, Page 249, Deed and Plat Records, BEXAR County, Texas

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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

  
PHU VAN NGUYEN

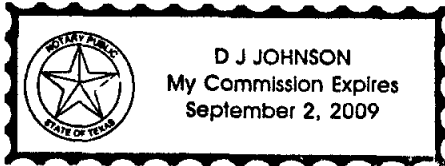


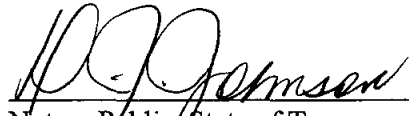
TIENG THI PHAM

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on February 12, 2007, by PHU VAN NGUYEN and wife, TIENG THI PHAM.



  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

Law Offices of Kevin H. Berry  
242 W. Sunset Rd., Suite 201  
San Antonio, Texas 78209  
Tel: 210 828-5844  
Fax: 210 828-5899

AFTER RECORDING RETURN TO:

TED D. LEE  
1919 Parhaven  
San Antonio, TX 78232

Any provision herein which restricts the sale, or use of the described real property because of this is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 12 2007

Doc# 20070034493 Fees: \$20.00  
02/12/2007 2:38PM # Pages 2  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK



  
COUNTY CLERK BEXAR COUNTY, TEXAS

GF# 1226000420