

THE STATE OF TEXAS,        I  
COUNTY OF MONTGOMERY       I

KNOW ALL MEN BY THESE PRESENTS:

That we, J. H. Lee and wife, Nannie Lee of the County of Montgomery State of Texas for and in consideration of the sum of Eight Thousand One Hundred Seventy Two (\$8172.00) And No/100 DOLLARS to us paid, and secured to be paid, by M. J. Ross and wife, Mary L. Ross, as follows Five Thousand One Hundred Seventy Two (\$5,172.00) and No/100 Dollars to us cash in hand paid by M. J. Ross and wife Mary L. Ross the receipt of which is hereby acknowledged and confessed, and the sum of Three Thousand (3,000.00) and No/100 Dollars, secured to us to be paid to us by the execution and delivery of the said M. J. Ross and wife, Mary L. Ross, of six promissory vendor's lien notes for the sum of Five Hundred (\$500.00) and No/100 Dollars each due on or before October 1st, 1944, 1945, 1946, 1947, 1948, and 1949 respectively after date payable to J. H. Lee or order at Conroe, Texas, with interest thereon from date until paid at the rate of six per cent per annum, said interest to be payable annually as it occurs beginning on October 1st, 1943, and if not so paid to become as part principal and draw like interest with it from such default each of said notes providing that failure to pay the same or any installment of interest thereon when due, shall, at the election of the owner, or holder of said notes, or any of them, mature them all, and said notes further providing that in the event default is made in their payment at maturity and they are thereafter placed in the hands of an attorney for collection, or collected by legal proceedings, ten per cent of the amount of principal and interest owing thereon shall be added to said notes as collection fees, and which said notes recite the vendor's lien hereinafter retained on the property hereby conveyed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said M. J. Ross and wife, Mary L. Ross of the County of Montgomery State of Texas all that certain tract or parcel of land lying and being situated in Montgomery County, Texas, out of and a part of the Elijah Collard League Survey Abstract #7, Title #323, Volume #20, granted to said Elijah Collard on April 29th, 1835. Also being a part of the same land as that conveyed to the said J. H. Lee and wife, Nannie Lee by R. E. Watson et al by deed dated December 16th, 1942, and recorded in Vol. 232, pages 196-198 of the Deed Records of Montgomery County, Texas, to which deed reference is here made for further legal and descriptive purposes and the land herein conveyed being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a stake for corner in the center of Edwards Creek where the Willis and Montgomery Road crosses the same at the Northeast corner of a 93.9 acres tract of land conveyed to Sam Johnson by James M. Walker by deed dated February 15th, 1890, and recorded in Vol. 10, page 244, Deed Records of Montgomery County, Texas.

THENCE S 78° W with North line of 93.9 acre tract and public road leading from Willis to Montgomery 567 vrs to a stake for corner at the S E corner of George Walker Homestead tract.

THENCE N 15° E with Walker's East boundary line 1285 vrs to his N E corner in the South line of land now owned by Jesse Walker a wagon skein for corner from which an elm 12" brs S 15° E 2 vrs.

THENCE S 75° E pass Jesse Walker S E corner and Clark S. W corner 1030 vrs to stake for corner at Clark's S E corner.

THENCE S 15° W 465 vrs center of Live Branch 595 vrs center of Willis and Montgomery Road 859 vrs to stake for corner on South side of Conroe Road.

THENCE S 75° E with Conroe Road 638 vrs to stake for corner.

THENCE S 15° W 572 vrs to an iron pipe in the center of Spring Branch for corner.

THENCE down said Spring Branch with meanderings thereof 1st, S 63° W 473 vrs stake for corner, 2nd, N 39° W 130 vrs to stake for corner, 3rd, S 85° W 742 vrs to a stake for corner where said branch intersects the center of Edwards Creek.

THENCE up said Edwards Creek with the meanderings thereof (same being the East line of Sam Johnson's 93.9 acre tract) general course about N 13° 15' E 900 vrs to the place of beginning containing 363 acres of land more or less. Surveyed April 29th, 1943, by J. M. Hall Jr., Licensed State Land Surveyor, J. H. Lee and M. J. Ross Chainmen.

SAVE AND EXCEPT from this conveyance the one sixteenth (1/16) royalty being one half of the usual one eighth (1/8) royalty on all the oil, gas and other minerals on, in and under said land reserved to R. E. Watson and M. E. Paddock in that certain deed of conveyance from said R. E. Watson et al to J. H. Lee and wife Nannie Lee, dated December 16th, 1942, recorded in Vol. 232, page 196-198, Deed Records of Montgomery County, Texas, to which deed reference is here made for more full and complete description of said royalty interest and the length of time and the terms thereof.

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 M. J. Ross and wife, Mary L. Ross, 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 M. J. Ross and wife, Mary L. Ross, 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 notes, and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute..

WITNESS our hands at New Waverly, Texas. this 30th day of April 1943.

J. H. Lee  
Nannie Lee

I.R.D.S. (\$6.05) Att. & Can. 12-28-43 M.J.R.

THE STATE OF TEXAS,            I"  
COUNTY OF WALKER            I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. H. Lee and Nannie Lee, 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 Nannie Lee, wife of the said J. H. Lee having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Nannie Lee 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 the 30th day of April A. D. 1943.

(Seal)           J. M. Hall, Jr.   Notary Public in and for  
Walker County, Texas.

FILED FOR RECORD December 28, 1943 at 3 o'clock P.M.

RECORDED January 20, 1944 at 10:10 o'clock A.M. *Long G. Beauf* CLK. C.C.M.C.

47526

STATE OF TEXAS  
COUNTY OF Montgomery

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, George Holmes and Carrie Parker Holmes, his wife, (hereinafter called GRANTOR, whether one or more), for and in consideration of the sum of Five (\$5.00) Dollars in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto TENNESSEE GAS AND TRANSMISSION COMPANY, a Tennessee Corporation, its successors and assigns (hereinafter called GRANTEE), a right of way and easement