

SPECIAL WARRANTY DEED

Date: March 1, 1999

Grantor: MASTER PLANNING & DEVELOPMENT, INC., a Texas corporation

Grantee: WHITETAIL HOMEOWNERS ASSOCIATION, INC., d/b/a DEER RUN HOMEOWNERS ASSOCIATION

Grantee's Mailing Address:

13310 White Tail Drive
Tyler, TX 75707

Filed for Record in:
SMITH COUNTY, TEXAS
JUDY CARNES, COUNTY CLERK

On Mar 16 1999
At 8:25am

Consideration:

Deputy - Charlene Leavings

Conveyance of the Common Areas of THE DEER RUN ADDITION to the Homeowners Association

Property:

All landscape easements, the gated entry to THE DEER RUN ADDITION, all drainage easements, all streets (White Tail Drive, Big Horn Drive, Deer Creek Drive and any other streets) when completed, all greenbelt areas (Lot 7A, Block 1 and Lot 2, Block 3) of THE DEER RUN ADDITION as shown on the plats of said Addition of record in the office of the County Clerk of Smith County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to all easements, rights of way, restrictive covenants, mineral reservations and/or conveyances affecting the above described property of record in the Office of the County Clerk of Smith County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to 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, by, through or under Grantor, but not otherwise.

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

MASTER PLANNING & DEVELOPMENT, INC.

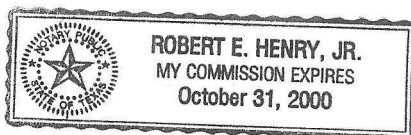
By: Mitchell R. Chandler
MITCHELL R. CHANDLER, PRESIDENT

STATE OF TEXAS

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COUNTY OF SMITH

This instrument was acknowledged before me on the 12th day of March, 1999, by MITCHELL R. CHANDLER, President of MASTER PLANNING & DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



Robert E. Henry, Jr.
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

ROBERT E. HENRY, JR., P.C.
3304 SOUTH BROADWAY, SUITE 100
TYLER, TEXAS 75701

STATE OF TEXAS COUNTY OF SMITH
I hereby certify that this instrument was filed
on the date and time stamped hereon by me and
was duly recorded in the Official Public records
of Smith County Texas.



MAR 16 1999

JUDY CARNES
COUNTY CLERK, Smith County, Texas
By Jane T. Smith Deputy