

WARRANTY DEED

Date: March 29, 1996

Grantor: CENTENNIAL HOMES, INC.

023744

Grantor's Mailing Address: 5757 Alpha Road, Suite 700, Dallas, Texas 75240

Grantee: SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, DENTON,
TEXAS c/o CAPITAL CONSULTANTS MANAGEMENT CORPORATION

Grantee's Mailing Address: 7557 Rambler Road, Suite 850, Dallas, Texas 75231

Consideration: TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND
VALUABLE CONSIDERATION

Property (including any Improvements):

Southridge Estates, Phase 1, Denton, Denton County, Texas (plat filed in Cabinet K, Page
309, Denton County Plat Records:

Common Area No. 1 - Lot 4A, Block 1
Common Area No. 2 - Lot 1A, Block 2
Common Area No. 3 - Lot 1A, Block 1
Common Area No. 4 - Lot 5A, Block 1
Common Area No. 5 - Lot 2A, Block 1
Common Area No. 6 - Lot 3A, Block 1

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations,
covenants, conditions, rights-of-way, easements, municipal and other governmental zoning
laws, regulations and ordinances, if any, of record in said County, affecting the herein described
property.

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 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.

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

CENTENNIAL HOMES, INC.

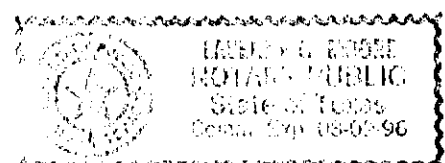
By: Nicholas H. Serris
Nicholas H. Serris, Vice President

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 29th day of March, 1996 by
Nicholas H. Serris, Vice President of Centennial Homes, Inc., on behalf of said corporation.

L. V. Moore
Notary Public, State of Texas

After Recording, Return To:
Southridge Estates Homeowners Association, Denton, Texas
c/o Capital Consultants Management Corporation
7557 Rambler Road, Suite 850
Dallas, Texas 75231



Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK

On Apr 09 1996
At 10:12am

Doc/Num : 96-R0023744
Doc/Type : WD
Recording : 5.00
Doc/Mgmt : 6.00
Receipt #: 10876
Deputy - MARY