

Special Warranty Deed with Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Date: August 24, 2007

Effective Date: August 24, 2007

Grantor: **Nationstar Mortgage LLC, fka Centex Home Equity Company, LLC**

Grantor's Mailing Address: **350 Highland Drive, Lewisville, Texas 75067**

Grantee: **David Rowe and Sabrina Rowe**

Grantee's Mailing Address: **368 Red Oak, Onalaska, Texas 77360**

Consideration: Cash and a note dated August 24, 2007 executed by Grantee and payable to the order of **NATIONSTAR MORTGAGE LLC** in the principal amount of **THIRTY-FIVE THOUSAND SEVEN HUNDRED SEVENTEEN DOLLARS AND NO/100 DOLLARS (\$35,717.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **NATIONSTAR MORTGAGE LLC** and by a first-lien deed of trust of even date from Grantee to Baxter & Schwartz, PC, trustee.

Property (including any improvements):

Lot One Hundred Eighty-Four (184), Section Four (4) of CANYON PARK, a subdivision in Polk County, Texas, as shown by the map or plat thereof recorded in Volume 7, Page 27 of the Plat Records, Polk County, Texas

Reservations from and Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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.

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, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

NATIONSTAR MORTGAGE LLC at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **NATIONSTAR MORTGAGE LLC** and are transferred to **NATIONSTAR MORTGAGE LLC** without recourse against Grantor.

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

NATIONSTAR MORTGAGE LLC, fka Centex Home Equity Company, LLC

By:

[Handwritten Signature]

Name: Kevin Friday

Title: REO Manager

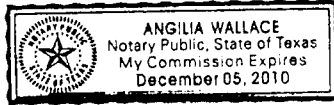
ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on 8/24/07 by
Kevin Friday of Nationstar Mortgage, a Limited Liability Company on behalf of said
Company.

[Handwritten Signature]

Notary Public – State of Texas



After Recording, Return to:
LSI Title Agency, Inc.
1945 W. Walnut Hill Lane
Irving, Texas 75038

FILED FOR RECORD
2007 SEP -5 A 11:47²

[Handwritten Signature]
BARBARA MIDDLETON
POLK COUNTY CLERK

State of Texas }
County of Polk }
I, BARBARA MIDDLETON hereby certify that this instrument
was FILED in the file number sequence on the date and at the time
stamped hereon by me and was duly RECORDED in the Official
Public Records in Volume and Page of the named RECORDS of
Polk County, Texas as stipulated hereon by me.

TW

SEP 05 2007



[Handwritten Signature]
COUNTY CLERK
POLK COUNTY, TEXAS