

THE STATE OF TEXAS,)
)
 County of Bexar.)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mrs. J.B.Brady, an adult feme sole, and who has been an adult feme sole ever since and prior to May 15, 1906, of the county of Bexar, in the state of Texas, for and in consideration of the sum of Seven Thousand Dollars (\$7,000.00) to me in hand paid by George Lehr, as follows: the sum of \$4,448.47 in satisfaction of an indebtedness now due and owing by me to said George Lehr, secured by a valid and subsisting mechanics and builders lien upon the premises hereinafter described, further duly evidenced by an agreement this day executed and delivered by me to said George Lehr, for a judgment to be rendered in cause No. B-3231, entitled George Lehr versus Mrs. J. B. Brady et al., in the District Court of the 57th Judicial District of Texas for Bexar county; which said judgment provides for a foreclosure of said Lehr's mechanics and builders lien on said premises, as the same existed on May 15, 1906, and still exists; and the further sum of \$296.20, evidenced by a judgment in favor of Wolff & Marx Company against me, rendered by the County Court of Bexar County, on October 10, 1910, in cause No. 3236, entitled Wolff & Marx Co. vs. Mrs. J. B. Brady, for the sum of \$321.80, with interest thereon at six per cent per annum from said October 10, 1910, and \$6.90 costs of suit, which said judgment I have likewise, this day, in writing, agreed should be established and foreclosed in said suit No. B-3231, entitled George Lehr vs. Mrs. J. B. Brady et al., and the judgment lien securing the same, of date October 17, 1910, should likewise be duly foreclosed in said Lehr suit; and also the plaintiff's costs in said suit, estimated at the further sum of about \$50.00; also the further sum of about \$137.45, to be paid by said George Lehr to the Tax Collector of Bexar County, for the state and county taxes due upon said premises for the years 1911 and 1912, including interest, penalties and costs; and also the further sum of about \$746.02 for the municipal taxes due the city of San Antonio upon said premises for the fiscal years 1904, 1907, 1908, 1909, 1910 and 1911, including interest, penalties and costs; also the state and county taxes for the year 1913, as well as the city taxes, for the fiscal year 1912, estimated at the

further sum of about \$321.86.

And finally, the sum of \$1000.00 cash in hand paid to me by the said George Lehr, the receipt of all which said considerations is hereby acknowledged at and before the execution and delivery of these presents; which said several sums of money are estimated to aggregate, approximately, \$7,000.00; but whether the same be more or less is immaterial, and I am not entitled to any difference if the amounts should be any less, I accepting the said \$1000.00 in cash and the agreement on the part of said Lehr to pay off and discharge the various items hereinabove set out as being the full consideration for these premises, except that in addition thereto I am to continue to occupy the said premises, free of rent, until the 31st day of December, A.D. 1913, and in case I shall desire to remain four months longer, I shall have that privilege also upon payment to the said George Lehr, monthly in advance, of the sum of \$75.00 per month, for each and every month that I may so continue to occupy these premises after said December 31, 1913; but not in any event shall I have the right of occupancy beyond the 30th day of April, A.D. 1914. And I further agree that if I make default in the payment of any monthly rental, monthly in advance, I shall thereby at once forfeit my right to use and occupy said premises beyond said 31st day of December, 1913.

And it is further agreed and understood by the execution of this deed that no execution or writ of possession shall issue upon the judgment to be rendered in said cause No. B-3231, entitled George Lehr vs. Mrs. J. B. Brady et al., pending in the District Court of the 57th Judicial District of Texas, until the first day of May, A.D. 1914, unless I should fail to pay the said rent of \$75.00 per month promptly in advance on the first day of each and every month, beginning the first day of January, 1914, and ending on the 30th day of April, A.D. 1914, and that if I should make such default, then the said Lehr shall have the right to procure an execution and order of sale, and sell out said premises and enforce the right of possession, and dispossess me therefrom, at any time after said December 31, 1913, in case of such default made in the payment of rent, as aforesaid.

Have Granted, Sold and Conveyed, and by these presents do

Grant, Sell and Convey, unto the said George Lehr, of the county of Bexar, in the state of Texas, all that certain lot of land in the city of San Antonio, Bexar county, Texas, known as lot No. one (1), in block No. seventeen (17), on the south side of Matamoras street and on the corner of South Frio street, which said lot is in present City Block No. two hundred and eighty-one (281).

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 George Lehr, his heirs and assigns forever.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises, unto the said George Lehr, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand at San Antonio, Texas, this seventeenth day of April, A.D. 1913.

Mrs J B Brady
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THE STATE OF TEXAS,)

County of Bexar.)

Before me,

Max Baetz

a Notary Public within and for the said county of Bexar, on this day personally appeared Mrs. J. B. Brady, an adult feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at San Antonio, Texas, this 17th day of April, A.D. 1913.

Max Baetz
Notary Public, Bexar county, Texas.

45285

Indexed Mrs. J. B. Brady

To

George Lehr.

WARRANTY DEED.

Date: April 17, 1913.

FILED FOR RECORD IN MY OFFICE

this 17 day of April 1913

at 3 o'clock P. M.

Frank R. Newton
County Clerk, Bexar Co., Texas

By G. H. Coates
Deputy.

SHOOK & VANDERHOEVEN
ATTORNEYS AND COUNSELORS AT LAW
SAN ANTONIO, TEXAS

COMPARED