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WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That EVANGELICAL LUTHERAN CHURCH OF DESSAU, a Texas non-profit corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto SOUTHWESTERN TEXAS SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA, a Texas non-profit corporation ("Grantee"), all of the following described real property in Austin, Travis County, Texas, to-wit:

8.234 acres of land, more or less, out of the Memucan Hunt Survey No. 88, in Travis County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof, save and except that portion conveyed to Travis County, Texas, by deed recorded in Volume 11035, Page 2689 of the Real Property Records of Travis County, Texas.

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 Grantee, its successors and assigns forever; and Grantor hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all easements, restrictions, and conditions of record, relating to the hereinabove described property and recorded in the office of the County Clerk of Travis County, Texas.

EXECUTED this the 25 day of October, 1994.

EVANGELICAL LUTHERAN CHURCH OF
DESSAU, a Texas non-profit
corporation

By Everett Davis
EVERETT DAVIS, Its President

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12304 0929

Mailing Address of Grantee:

Southwestern Texas Synod of the
Evangelical Lutheran Church in America
P. O. Box 171270
San Antonio, TX 78217-8270

(Acknowledgement)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 25th day of October, 1994, by Everett Davis, President of Evangelical Lutheran Church of Dessau, a Texas non-profit corporation, on behalf of said corporation.



Irene Moe
NOTARY PUBLIC, STATE OF TEXAS
My commission expires: 12/31/96
Irene Moe
(Typed/printed name of notary)

AFTER RECORDING RETURN TO:

Deitch & Hamilton, P.C.
P. O. Box 1398
Austin, TX 78767-1398
ATTN: Ken Hamilton

PREPARED IN THE LAW OFFICE OF:

Deitch & Hamilton, P.C.
P. O. Box 1398
Austin, TX 78767-1398

evangelical\ywd

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12304 0930

BRYANT-CURINGTON INC.

consulting engineers

3423 guadalupe street • austin, texas 78705 • 454-0371

1-56-7501

FIELD NOTES FOR A 8.234 ACRE TRACT OF LAND OUT OF THE W. HUNT SURVEY, SAID TRACT BEING OUT OF AND A PORTION OF THAT CERTAIN 10 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO THE TRUSTEES OF THE SCHOOL AT THE SOUTHERN CHURCH AT DESSAU, BY C. NEHRING, SAID CONVEYANCE HAVING BEEN MADE ON JANUARY 6, 1877, IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin set at the most North Easterly corner of said 10 acre tract, also being on the West R.O.W. line of Dessau Road;

THENCE, the following ten (10) courses, as fenced:

1. N 60°-09'-30" W., for 638.03 feet to an iron pin set.
2. N 42°-31' W., for 14.53 feet to an iron pin set.
3. N 60°-01' W., for 149.83 feet to an iron pin set.
4. S 29°-41' W., for 525.42 feet to an iron pin set.
5. S 59°-49' E., for 256.33 feet to an iron pin set.
6. N 13°-32' E., for 220.38 feet to an iron pin set.
7. S 68°-18' E., for 251.60 feet to an iron pin set.
8. S 13°-12' W., for 257.54 feet to an iron pin set.
9. S 60°-01' E., for 281.58 feet to an iron pin found.
10. N 30°-00' E., for 522.47 feet to the POINT OF BEGINNING and containing 8.234 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this the 10th day of February, 1977.

EXHIBIT A

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

OCT 31 1994



David A. Brown
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

94 OCT 31 PM 2:55

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12304 0931

DANA L. LEAVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS