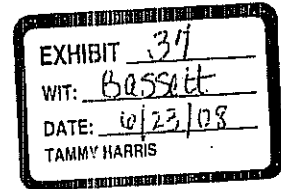


BLAIR CAMPBELL PC



February 19, 2004

Via Facsimile: (940) 989-2032

Consolidated Abstract Co., Inc.

Attn: Stacey Meador

510 South Broadway
Aspermont, Texas 79502

Re: GF #1-04-8
Denison/Pickens

Dear Stacey:

I have reviewed the Title Commitment effective January 15, 2004 issued by your office for the captioned matter and have the following comments and questions:

Schedule A

1. Item 1(c). I do not know yet if a mortgagee's policy will need to be issued, but, if so, I will get you the information shortly.
2. Item 3. The Farm and Ranch Contract states that the seller is "John Denison, Executor of Denison Estate." The Commitment reflects that record title is in the name of John Wayne Denison. I assume Mr. Denison is deceased and the property is now held by his estate. We will need to see documentation authorizing Mr. Denison to act on behalf of the estate and I would also propose that we have the heirs of Mr. Denison sign the deed at closing. How does your office typically handle this situation when the record title owner is deceased and the estate has not been settled prior to disposition of the decedent's property?
3. Item 4: TRACT SIX. The Farm and Ranch Contract describes all of Section 166 as a part of the conveyance and the Commitment describes only the East One-Half of Section 166. The acreage (328) is the same in the Contract and the Commitment. Please confirm which description is correct?

Schedule B

1. Item 2. Since a survey has been ordered by the buyer, can the survey exception be removed? What is the cost for doing so?

Schedule C

1. Item 8. What is the purpose of the Waiver of Inspection from the buyer? I thought this was given in the instance in which the policy would include an exception for parties in possession and I don't see that exception in the Commitment.
2. Item 9. This item again raises the issue of who will join in the conveyance.
3. Item 10. How will the tax lien be handled? I assume penalties and interest continue to accrue on the tax liability and the lien could secure a larger amount than is reflected of record. Will the IRS give you a release at closing?
4. Item 11. Has the bank been notified and will this lien be released at or prior to closing? The buyer is also purchasing some personal property which is located on the real property. Will you determine if any UCC filings have been made on the Denison's personal property or will I need to do so?
5. Item 14. Ron Bassett will be signing for Mr. Pickens as attorney-in-fact. I believe you have a copy of the Power of Attorney in favor of Mr. Bassett. Other than a picture ID, will you need anything further from Mr. Bassett to enable him to sign the closing documents?
6. Item 15. Have you received a copy of the survey?

Thank you for addressing these matters and I look forward to your response. Please contact me at (214) 387-9604 if you have any questions. Thank you.

Sincerely,



Drew A. (Sandy) Campbell

cc: Ron Basset (via facsimile: (214) 750-9773)