

FAX TRANSMISSION COVER PAGE

CONSOLIDATED ABSTRACT CO., INC.

P.O. BOX 569

ASPERMONT, TEXAS 79502

email: abstracts@doublemountain.com

PHONE: (940) 989-3566

NEW FAX: (940) 989-2032

TO: Blair Campbell, PC
ATTN: Drew A. (Sandy) Campbell

DATE: February 20, 2004

FAX #: 214.387.9603

NO. OF PAGES: 15

FROM: Dorothy/Stacey

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

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OFFICE HOURS MONDAY - FRIDAY 8:00 - 12:00

Closed 12:00 - 1:00

1:00 - 4:30

Consolidated Abstract Co., Inc.

P. O. Box 569

510 South Broadway

Aspermont, TX 79502

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February 20, 2004

Blair Campbell, PC

ATTN: Drew A. (Sandy) Campbell

7400 Gaylord Parkway, 3rd Floor

Frisco, Texas 75034

RE: GF # 1-04-8

Denison, Pickens

Dear Mr. Campbell,

I received your letter of February 19, 2004 pertaining to the above mentioned transaction. Here is our response to your comments and/or questions on the Title Commitment:

Schedule A

1. Item 1(c). Mortgagee Policy—Just let me know, if it is needed or not.
2. Item 3. Farm and Ranch Contract — I do not know why John Denison signed the contract as Executor of the Denison Estate. I am sending a copy of the Special Warranty Deed and Final Judgment for DC # 4222 for your review.
3. Item 4. TRACT SIX - Denison only owns the East one-half of Section 166, Block D, H&TC Ry. Co. Survey, 328 acres, more or less, Stonewall County, Texas.

Schedule B

1. Item 2. We can only remove the survey exception, if the survey is finished prior to closing to Consolidated Abstract Co., Inc. We must be able to review survey and if necessary, make additional requirements and/or exceptions based on said survey. If the survey exception is removed the charge is 15% of the owner premium.

Schedule C

1. Item 8. Waiver of Inspection must be sign so we can put "rights of parties in possession" on Schedule B of the Title Policy.
2. Item 9. As per the Special Warranty Deed, John Wayne Denison should convey the property as follows: John Wayne Denison, conveying sole and separate non-homestead property".

3. Item 10.

I can not negotiate with the IRS on Mr. Denton behalf. I would think his attorney, Mr. Isaac M. Castro will be getting a payoff from the IRS. We will require the payoff be in writing and states that a Release of Lien will be filed. No exception to this requirement. Please note that the policy will not be issued until the Release of Lien (or Partial Release of Lien) is filed in the Official Public Records of Stonewall County, Texas.

4. Item 11.

I will contact the Hamlin National Bank for the payoff of the Deed of Trust. When I usually work with them, I send them a payoff and release of lien. When they receive the payoff and release, Mr. Ford usually signs the release and returns it the next day for recording in the deed records.

5. Item 14.

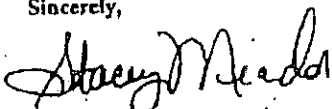
Along with the Power of Attorney, we will need an Affidavit Concerning Power of Attorney. I am send a copy of affidavit with this letter for your review. I assume Mr. Bassett will do his part of the closing by overnite mail. If so, I will also need a Notary Information Sheet. I will send it with the closing packet.

6. Item 15.

No, We have not received a copy of the survey as of today.

I hope I have answered all your questions. If you have any more questions, please give us a call at the above mentioned phone number. Thank You.

Sincerely,



Stacey Mendon
Escrow Officer

cc: Ron Bassett (via facsimile: (214) 750-9773)
Isaac M. Castro (via facsimile: (325) 576-2799)

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PHONE: (940) 989-3566

NEW FAX: (940) 989-2032

TO: Ronald D Bassett

DATE: February 20, 2004

FAX #: 214.750.9773

NO. OF PAGES: 3

FROM: Dorothy/Stacey

**RE: GF #1-04-8
Denison/Pickens**

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NO Attachment sent with letter.

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