

Deeds Research Guide

Overview

This research guide includes information and resources on deeds. A deed is a written document which conveys an interest or ownership of real property from one party to another. There are many kinds of deeds. *(If researching Deeds of Trust, see another research guide.)* The resources listed below are not exhaustive and may not include the most up-to-date information. It is for informational purposes only and should not be construed as legal advice or act as the substitute for legal counsel.

Statutes and Codes

Texas Statutes Online www.statutes.capitol.texas.gov

Texas Property Code

- Ch. 5 Conveyances
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.5.htm>
- Ch. 11 Provisions Generally Applicable to Public Records
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.5.htm>
- Ch. 12 Recording of Instruments
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.12.htm>
- Ch. 13 Effects of Recording
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.13.htm>

Secondary Resources in Print

Texas Real Estate Forms Manual REF KFT 1326 .T4

- Vol. 1, Ch. 5 Deeds, Bills of Sale, and Other Transfers

Texas Forms – Real Estate REF KFT 1326 .A65 0266

- Ch. 1 Sale & Conveyance Forms

Texas Forms Manual: A Guide for Real Estate and Title Documentation (Knowles Publ.) REF KFT 1326 .A65.T49

- Ch. 5 Deeds *(Some deed related materials also in other sections)*

Texas Transaction Guide REF KFT 1268 .K45

- Vol. 17, Ch. 73 Deeds

Owning Your Piece of Texas REF KFT 1310 L37

- Ch. 2 What Do You Own?

CLE Materials

Advanced Real Estate Law Course KFT 1312 .A75

- 2020 Ch. 15 A Walk Down “Bad Deed Lane”
- 2019 Ch. 26 Conveyances – Recent Developments, Deeds, Reservations and Exemptions, and Things I Have to Look Up Every Four Years

Advanced Real Estate Drafting Course KFT 1312 .A7527

- 2022 Ch. 22 Merger and Covenant of Seisin Issues with Contracts and Deeds

Real Estate Law 101 KFT 1312 .A75 R22

- 2020 Ch. 6 Basic Documents
- 2019 Ch. 4 Basic Documents

Marriage Dissolution Institute KFT 1300 .M372

- 2018 Ch. 18 Real Estate Transfers – What Do Those Documents Mean?

Online Resources

State Bar of Texas CLE Real Estate Forms
<http://www.texasbarcle.com/CLE/PMREALESTA/TEFORMS.ASP>

Property Fraud Alert (Tarrant County)
<https://www.propertyfraudalert.com/TXTarrant>

Deeds in Texas (Lonestar Land Law)
<https://lonestarlandlaw.com/deeds-in-texas/?nowprocket=1>

Deeds in Texas (Rattkin and Rattkin Law Firm)
<https://texaslegaldocs.com/deeds-in-texas-its-the-type-that-counts/>

Texas Law Help Deed Articles
(www.texaslawhelp.org)

- Estate Planning: Who Gets Your Property
<https://texaslawhelp.org/article/estate-planning-planning-who-gets-your-property>
- Living with Deed Restrictions
<https://texaslawhelp.org/article/living-with-deed-restrictions>
- Property Deed Basics
<https://texaslawhelp.org/article/property-deed-basics>
- Transfer on Death Deeds
<https://texaslawhelp.org/article/transfer-on-death-deeds-todds>
- Understanding General Warranty Deed (TexasLawHelp)
<https://texaslawhelp.org/article/understanding-general-warranty-deed>

Tarrant Appraisal District (TAD) Forms
<https://www.tad.org/forms/all-forms.php>

About County Records (Texas State Library and Archives Commission)
<https://www.tsl.texas.gov/arc/local/aboutrecords.html>

Real Estate Deeds in Texas (The Farah Law Firm)
<https://www.farahlegal.com/real-estate-attorney/real-estate-deeds-texas/>

NOLO Deed Articles (www.nolo.com)

- Deeds FAQ <https://www.nolo.com/legal-encyclopedia/deeds-faq.html>
- Lady Bird Deeds

<https://www.nolo.com/legal-encyclopedia/lady-bird-deeds.html>

- Transfer on Death Deeds
<https://www.nolo.com/legal-encyclopedia/free-books/avoid-probate-book/chapter5-3.html>
- What is a Warranty Deed?
<https://www.nolo.com/legal-encyclopedia/what-is-a-warranty-deed.html>

Legal Assistance

Legal Lines – Ask Attorneys simple legal questions (free service)

- Tarrant County LegalLine Sign-up
<https://www.tarrantbar.org/>
- Dallas County LegalLine Sign-up
<https://www.dallasbar.org/index.cfm?pg=legalline>

Tarrant County Bar Association Lawyer Referral Service: 817-336-4101 (\$20 for the first 30 minutes)