

# Deeds of Trust Research Guide

## Overview

This research guide contains information and resources related to deeds of trust in Texas. Deeds of trusts are “a deed conveying title to real property to a trustee as security until the grantor repays a loan.” (*Black’s Law Dictionary, 11<sup>th</sup> ed.*) The resources listed below are not exhaustive and may not include the most up-to-date information. It is for information purposes only and should not be construed as legal advice or act as the substitute for legal counsel.

## Statutes & Codes

Texas Statutes Online [www.statutes.capitol.texas.gov](http://www.statutes.capitol.texas.gov)

Texas Estates Code

- Ch. 505 Foreign Personal Representatives, Trustees, and Fiduciaries  
<https://statutes.capitol.texas.gov/Docs/ES/htm/ES.505.htm>

Texas Property Code

- Ch. 51 Provisions Generally Applicable to Liens §51.006 Deed-of-Trust Foreclosure After Deed in lieu of Foreclosure  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.51.htm>
- Ch. 101 Provisions Generally Applicable to Trusts  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.101.htm>
- Ch. 111-117 Texas Trust Code

## Secondary Resources in Print

**Texas Transaction Guide REF KFT 1268 .K45**

- Vol. 16, Ch. 70 Sales Contracts

- Vol. 16, Ch. 72 Real Property Security Transactions
- Vol. 16, Ch. 72A Modification of Real Property Security Agreements
- Vol. 17, Ch. 72B Nonjudicial Foreclosure and Forfeiture
- Vol. 17, Ch. 73 Deeds
- Vol. 17, Ch. 76 Interim Construction Loans and Permanent Loans

**West’s Texas Forms REF KFT 1268 .W47**

- Vol. 14, Real Property §10.25, Basic deed of trust
- Vol. 14, Real Property §10.140, Freddie Mac Deed of Trust

**Texas Real Estate Forms Manual REF KFT 1326 .T4**

- Vol. 1, Ch. 8 Deeds of Trust

**Texas Forms Manual: A Guide for Real Estate and Title Documentation REF KFT 1326 .A65 T49**

- Ch. 6 Loan Documentation: Deeds of Trust

**Texas Foreclosure Manual REF KFT 1330.5 .F6S7**

- Ch. 6 The Deed of Trust

**Dorsaneo’s Texas Litigation Guide REF KFT 1730.T4**

- Vol. 17, Ch. 255 Real Property Security Interests

## CLE Materials

**Advanced Real Estate Law Course KFT 1312 .A75**

- 2000 Ch. 5 Texas Annotated Deed of Trust

**Real Estate Law 101 KFT 1312 .A75 R22**

- 2019 Ch. 4 Basic Documents

## Online Resources

Article: Texas Deed of Trust  
<https://www.texaspropertydeeds.com/texas-deed-of-trust/>

Attorney blog: Texas Deed of Trust  
<https://silblawfirm.com/real-estate-law/the-texas-deed-of-trust/>

Attorney blog: Texas Deed of Trust – Not Your Average Deed  
<https://www.kellerfirm.com/not-your-average-deed--texas-deeds-of-trust>

## 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)