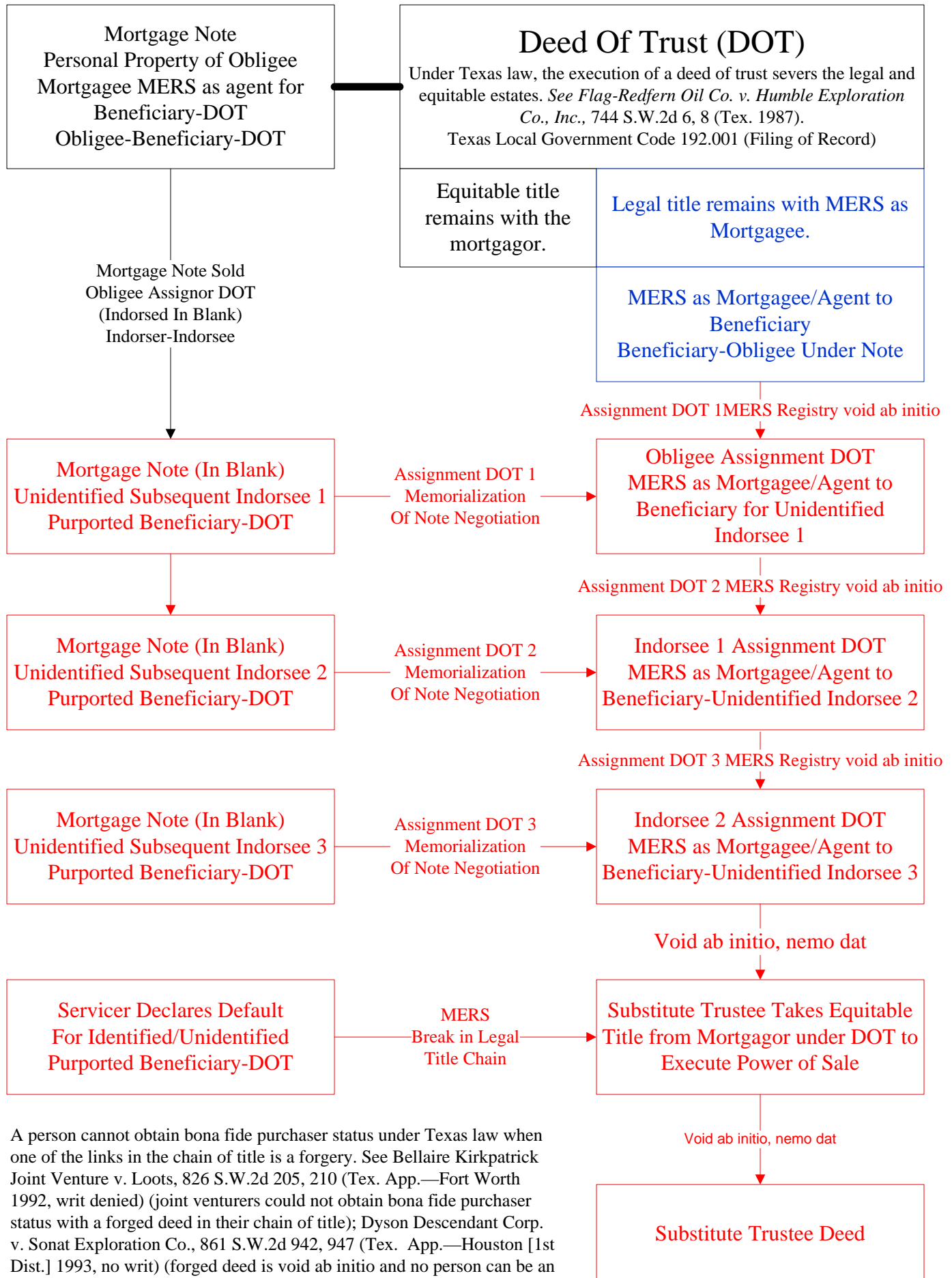


Legal Title – Equitable Title Revision 1



A person cannot obtain bona fide purchaser status under Texas law when one of the links in the chain of title is a forgery. See *Bellaire Kirkpatrick Joint Venture v. Loots*, 826 S.W.2d 205, 210 (Tex. App.—Fort Worth 1992, writ denied) (joint venturers could not obtain bona fide purchaser status with a forged deed in their chain of title); *Dyson Descendant Corp. v. Sonat Exploration Co.*, 861 S.W.2d 942, 947 (Tex. App.—Houston [1st Dist.] 1993, no writ) (forged deed is void ab initio and no person can be an innocent purchaser of land where a link in the chain of title is a forgery); *Commonwealth Land Title Ins. Co. v. Nelson*, 889 S.W.2d 312, 318 (Tex. App.—Houston [14th Dist.] 1994, writ denied) (stating same).