TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 5th day of February, 1986, and recorded in the Register's Office of Davidson County, Tennessee, in Book No. 6777, Page 589, West Fork Apartments, Ltd., conveyed to Peter Gill, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations hereinafter mentioned and set forth; and

WHEREAS, Joseph T. Getz was appointed Successor Trustee by Instrument of record in the Register's Office of Davidson County, Tennessee, at Book No. 7579, Page 811; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of the Deed of Trust; and

WHEREAS, pursuant to said request, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement of the said sale was appointed to be held on the 13th day of January, 1989, on the front steps of the Davidson County Courthouse, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale Gill Savings Association being the highest bidder became the purchaser of said property at and for the sum of $8,500,000.00; and

WHEREAS, the said purchaser being purchaser of the debt for which said property was sold, has complied with the terms of sale by paying into the hand of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and of the payment by the said Gill Savings Association, as aforesaid of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Joseph T. Getz, as Successor Trustee, does hereby grant, bargain, sell and convey unto the said Gill Savings Association, 615 Soledad Street, P. O. Box 599, San Antonia, TX 78292, as aforesaid, and unto its successors and assigns, the property mentioned and now further described and situated in the County of Davidson, State of Tennessee, more particularly described as follows:

A tract of land in the First Civil District of Davidson County, Tennessee, located westerly of Edmonson Pike on the southerly side of Oakley Drive and westerly side of Sevenmile Creek and being Lot No. 2 on the Master Plat of West Fork Subdivision, of record in Plat Book 6250, Page 769, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Oakley Drive, said point being approximately 570 feet west of the westerly margin of Edmonson Pike, and near the centerline of Sevenmile Creek; thence S 31° 57' W, 30.29 feet to a point; thence with a curve to the right, 243.26 feet to a point, said curve having a central angle of 18° 35', a radius of 750.00 feet and a tangent of 122.71 feet; thence S 50° 32' W, 94.59 feet to a point; thence S 9° 46' 44" E, 508.44 feet to a point in the centerline of an existing Nashville Electric Service Transmission Line Easement; thence with the center line of said N.E.S. Easement N 89° 24' 00" W, 78.12 feet to a point; thence along same easement centerline, S 86° 41' 00" W, 1252.09 feet to a point; thence N 46° 28' 40" E, 900.42 feet to a point; thence N 26° 45' 40" E, 203.16 feet to a point; thence N 06° 20' 05" E, 309.32 feet to a point in the southerly margin of Oakley Drive; thence with said southerly margin, S 49° 19' 00" E, 105.70 feet to a point; thence with a curve to the left, 601.18 feet to a point, said curve having a central angle of 41° 30', a radius of 830 feet, and a tangent of 314.46 feet; thence N 89° 11' 00" E, 78.93 feet to the point of beginning, containing 17.36 acres, more or less.

Property address: 1100 Players Court
Nashville, Tennessee

This conveyance is made subject to all effective conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with all privileges, appurtances and hereditaments thereunto belonging or in any way appertaining unto the said Gill Savings

Association, as aforesaid, and unto its successors and assigns forever, to whom the said Joseph T. Getz, as Successor Trustee, does hereby bond the said West Fork Apartments, Ltd., a Texas Limited Partnership, its successors and assigns forever, to warrant and defend the title to the aforesaid property against the lawful claims and demands of all persons claiming, or to claim the same or any part thereof, subject however, as aforesaid.

IN TESTIMONY WHEREOF, Joseph T. Getz, as Successor Trustee, has caused this instrument to be executed the 13th day of January, 1989.

Joseph T. Getz
JOSEPH T. GETZ

PROPERTY ADDRESS: 1100 Players Court
Nashville, Tennessee

MAIL TAX BILLS TO: Gill Savings Association
615 Soldad Street
San Antonio, TX 78292

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Joseph T. Getz, to me known to be the person described in and who executed the foregoing Instrument, and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 13th day of January, 1989.

Notary Clerk
NOTARY PUBLIC

My Commission Expires:
July 5, 1992

I hereby swear and affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph T. Getz
AFFIANT

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

SWORN TO AND SUBSCRIBED before me this 13th day of January, 1989.

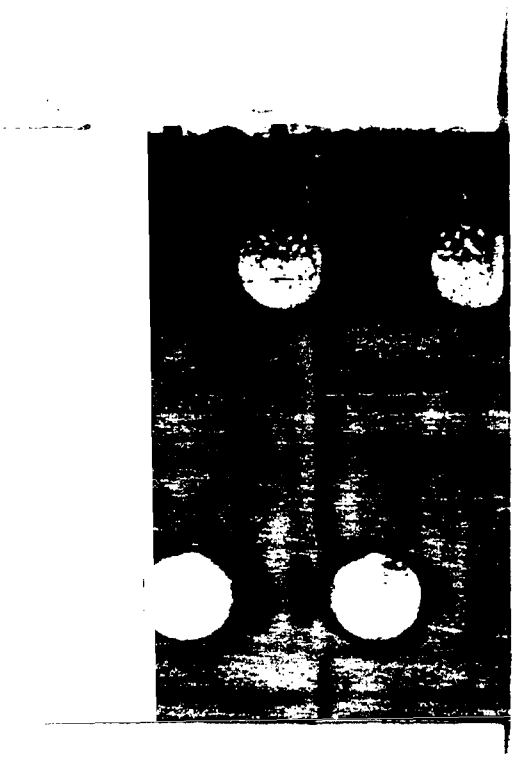
Notary Public
NOTARY PUBLIC

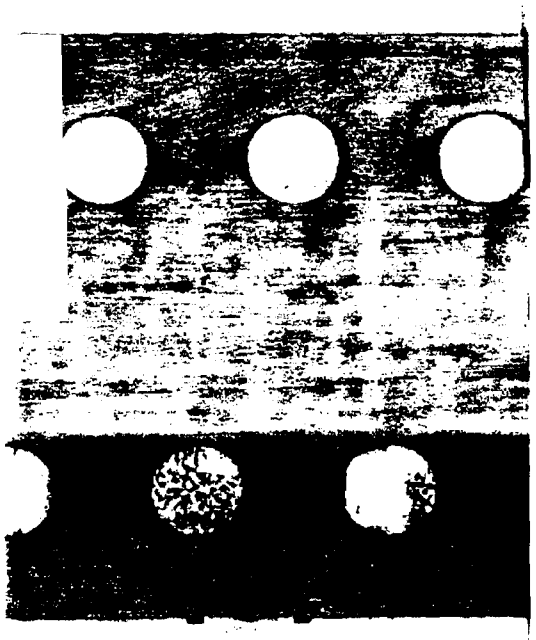
My Commission Expires:
July 5, 1992

PREPARED BY:
RETURN TO : Joseph T. Getz
Suite 950
80 Monroe Avenue
Memphis, TN 38103
(901) 525-8700

IDENTIFICATION REFERENCE
Fe 27 12 21 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
NAME MAP
117.9 3.
0492 02/27 0101 CHECK 28062-50

Maximum principal indebtedness for Tennessee recording tax purposes is $8,500,000.00.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 284

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
8500000.00
CON TX 28050.00
PRFEE 0.50
WDEED 12.00
TOTAL 28062.50
CHECK 28062.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/89 01 12:24 0001 0492

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

11793

No. 184921