FROM: Jane J. Buffaloe, Trustee

TO: Resolution Trust Corporation as Receiver for Gibraltar Savings, F.A., as successor to Gibraltar Moneycenter, Inc.

ADDRESS: 1901 Newport Boulevard
2nd Floor, East Wing
Costa Mesa, CA 92627

MAP-PARCEL NO: 117-04-0, 327.00

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY: Jane J. Buffaloe, Attorney At Law
14th Floor, Third National Bank Bldg.
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer of $95,000.00.

Jane J. Buffaloe
Affiant

Subscribed and sworn to before me, this 9th day of August, 1991.

Nelson Truitt
Notary Public

My Commission Expires:
May 28, 1995

NOTARY PUBLIC

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 2, 1988, of record in Book 7484, Page 6, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," John H. Halliburton, III conveyed to N. Eddie Montgomery, Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by Note of even date therewith, which Note is fully described in the Deed of Trust, hereinafter referred to as the "Note;" and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness appointed Jane J. Buffaloe as Substitute Trustee by instrument of record in Book 8348, Page 336, Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of the indebtedness directed Jane J. Buffaloe, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Jane J. Buffaloe, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:00 a.m. on August 8, 1991, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on July 18, July 25, and August 1, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Resolution Trust Corporation as receiver for Gibraltar Savings, F.A., as successor to Gibraltar Moneycenter, Inc., acting through its agent, Allison Griffith, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Jane J. Buffaloe, Substitute Trustee, pursuant to the bid of Resolution Trust Corporation as receiver for Gibraltar Savings, F.A., as successor to Gibraltar Moneycenter, Inc., acknowledges receipt of the sum of Ninety-Five Thousand Dollars ($95,000.00) which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Resolution Trust Corporation as receiver for Gibraltar Savings, F.A., as successor to Gibraltar Moneycenter, Inc., its successors and assigns, the following described real estate in Davidson County, Tennessee:

Beginning at an iron pin in the northerly margin of Primrose Avenue at the southeast corner of the tract that was conveyed to James E. Adams by deed from James T. Patterson and wife, in Book 2877, Page 363, said Register's Office, being the corner of Lots 57 and 58; thence with line between said lots, northeasterly 91.4 feet to a point; continuing with Adams' line, leaving the line between Lots 57 and 58, northeasterly 71 feet to a point in southerly margin of an alley, being 22 feet east of the corner of Lots 57 and 58; thence with the margin of said alley, southeasterly 58 feet to the westerly margin of Brightwood Avenue; thence with the margin of same, southwesterly 144.8 feet to the beginning of a curve; thence around said curve, southwesterly having a radius of 20 feet, to a point in the northerly margin of Primrose Avenue; thence with the margin of same, northwesterly 23.4 feet to the beginning.

Being the same property conveyed by deed to John H. Halliburton, III, as of record in Book 7484, Page 3, Register's Office for Davidson County, Tennessee.

To have and to hold the Property, with the appurtenances, estate, title and interest thereto belonging to Resolution Trust Corporation as receiver for Gibraltar Savings, F.A., as successor to Gibraltar Moneycenter, Inc., its successors and assigns, forever; and, Jane J. Buffaloe, Substitute Trustee, does hereby transfer, assign and set over unto Resolution Trust Corporation as receiver for Gibraltar Savings, F.A., as successor to Gibraltar Moneycenter, Inc., all of her right, title and interest in the said Property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Jane J. Buffaloe, Substitute Trustee, has executed this instrument on this, the 9th day of August, 1991.

Jane J. Buffaloe
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named, Jane J. Buffaloe, the bargainor, with whom I am personally acquainted (or who proved to the me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 6th day of August, 1991.

Notary Public

My Commission Expires:
May 28, 1995

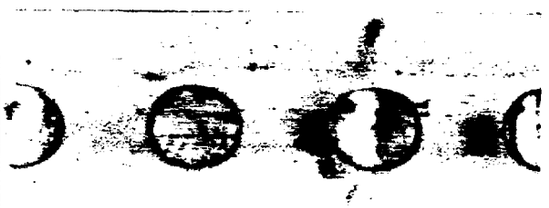
3984.6

IDENTIFICATION

Aug 19 9 25 AM '91

- 4 -

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



RECEIVED OF _____

FOR _____

BOOK 8422 PAGE 759

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT 95000.00
CON TX 351.50
PRFEE 1.00
DEED 12.00
TOTAL 364.50
CHECK 364.50

[illegible] DL 09:26 0001 4494

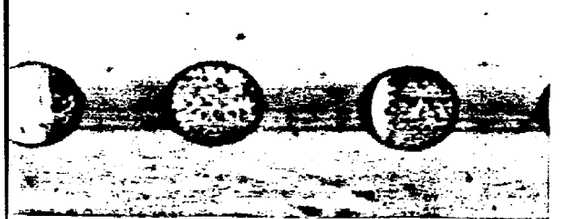
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 8 4 6

IDENTIFICATION REFERENCE

AUG 19 9 25 AM '91

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



No. 451022