

POWER OF ATTORNEY

First Madison Bank, FSB formerly known as First Gibraltar Bank, ("FMB") hereby constitutes and appoints Troy & Nichols, Inc., a Louisiana Corporation, ("the Servicer") its true and lawful attorney-in-fact to act for and on behalf of FMB with respect to mortgages previously sold to various investors by FMB. The Servicer is authorized and empowered pursuant to this Power of Attorney to take the following actions on behalf of FMB:

pursue collections to be made on the serviced mortgages thereon with due prudence and diligence; foreclose or otherwise convert the ownership of property securing such of the mortgages as come into and continue in default; intervene in bankruptcy proceedings and take such other legal action in connection with the serviced mortgages as may be necessary; file, process and receive the proceeds from mortgage insurance or guarantee claims paid under the National Housing Act, Title V of the Housing Act of 1949, or Chapter 37 of Title 38 of the United States Code; and execute and deliver all instruments of satisfaction, cancellation, or of full or partial release or discharge, or the like; prepare and execute assignments; and prepare and execute instruments to vest title in the Secretary of Housing and Urban Development of Washington, D.C., or the Administrator of Veterans Affairs, as appropriate.

Provided that the Servicer, in complying with this Power of Attorney, shall be subject to, act in accordance with, and shall conform with the requirements of the applicable insuring or guaranteeing agency and with reasonable standards, procedures, methods, and practices generally observed and applied by permanent investors in mortgages comparable to those serviced by FMB, or as shall be reasonably requested by FMB, and shall establish and maintain books, files and accounting records in accordance with all the foregoing, which shall be the property of FMB, and which shall be accessible to FMB, its agents or regulators upon request, and shall otherwise conduct its activities consistent with, and in accordance with, that certain Servicing Agreement between FMB and the Servicer dated March 1, 1993.

FIRST MADISON BANK, FSB

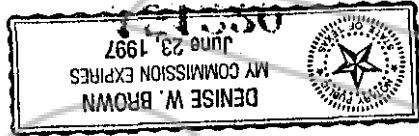
By: Randy Hinkler
Randy Hinkler
Vice President

AFTER RECORDING RETURN TO:
TROY & NICHOLS, INC.
P. O. BOX 4025
MONROE, LA 71211-4025



Attest: Scott E. Gesell
Secretary

Denise W. Brown
Notary Public, State of Texas



This instrument was acknowledged to me by Scott L. Gesell, Secretary of First Madison Bank, FSB on this the 18th day of November, 1993.

COUNTY OF DALLAS

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STATE OF TEXAS

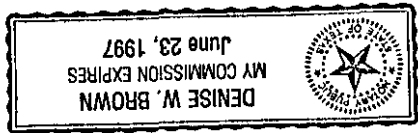
Scott L. Gesell
Scott L. Gesell, Secretary

IN WITNESS WHEREOF, I hereunto set my hand of office on this the 18th day of November, 1993.

I, Scott L. Gesell, hereby certify that I am the duly elected Secretary of First Madison Bank, FSB and further certify that the attached Power of Attorney is an exact copy of the certain Power of Attorney adopted at a meeting of the Board of Directors of First Madison Bank, FSB held on May 17, 1993 at which a quorum of the directors was present and voting at such meeting. Such Power of Attorney has not been altered or rescinded.

CERTIFICATE OF SECRETARY

Denise W. Brown
Notary Public
State of Texas



This instrument was acknowledged before me on the 18th day of November, 1993 by Randy Hunker of First Madison Bank, FSB on behalf of said association.

COUNTY OF DALLAS

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STATE OF TEXAS

CORPORATE ACKNOWLEDGEMENT

BOOK 265 PAGE 569

151220

EUREKA COUNTY, NEVADA
M.N. REEVALUATION RECORDER
FILE NO. FEE \$9-

BOOK 265 PAGE 567
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Shay & Nichols
94 MAR -7 P3:34

COPY