

DEED OF TRUST DATED JANUARY 13, 1969, EXECUTED BY WALTER KASSUBA REALTY CORPORATION TO MARCUS GINSBURG, TRUSTEE, SAID LIEN SECURING THE PAYMENT OF ONE CERTAIN PROMISSORY NOTE OF EVEN DATE THEREWITH IN THE PRINCIPAL SUM OF \$336,000.00, EXECUTED BY WALTER KASSUBA REALTY CORPORATION, PAYABLE TO THE ORDER OF JACK R. COURSHON, AS NOMINEE OF THE TRUSTEES OF FIRST MORTGAGE INVESTORS, A MASSACHUSETTS BUSINESS TRUST, RECORDED IN VOLUME 2141, PAGE 536, OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS.

A 20.00 acre tract of land in Block 8, Shady Oaks Manor, Section 2, an addition to the City of Fort Worth, Tarrant County, Texas.  
 BEGINNING at the northeast corner of Block 8, THENCE South 86 deg. 30 min. west 510.0 feet to the beginning of a curve to the left with a radius of 440 feet;  
 THENCE along said curve 243.81 feet to point of beginning of 20.00 acre tract, said point being in the south line of Shady Oaks Manor Road;  
 THENCE South 45 deg. 30 min. east, 415.0 feet to a corner;  
 THENCE South 22 deg. 19 min. west, 1044.10 feet to a corner;  
 THENCE South 88 deg. 57 min. west, 544.18 feet to a corner;  
 THENCE North 22 deg. 56 min. west, 888.69 feet to a corner in the south line of Shady Oaks Manor Road.  
 THENCE in an easterly direction 292.0 feet along a curve to the right; with a radius of 395 feet to the end of curve.  
 THENCE South 69 deg. 45 min. east, 85 feet to the beginning of a curve to the left with a radius of 340 feet,  
 THENCE along curve 514.84 feet to end of curve;  
 THENCE North 23 deg. 30 min. east, 115.0 feet to the beginning of a curve to the right with a radius of 440 feet,  
 THENCE along curve 240.0 feet to the point of beginning, containing 20.00 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Field notes for a 16.00 acre tract of land in Block 8, of Shady Oaks Manor, Section 2, an addition to the City of Fort Worth, Tarrant County, Texas.

BEGINNING at the Northeast corner of Block 8, THENCE South 86° 30' West, 510.0 feet to the beginning of a curve to the left with a radius of 440 feet, THENCE along said curve 483.81 feet, THENCE South 23° 30' West, 115.0 feet to the beginning of a curve to the right with a radius of 340.00 feet, THENCE along said curve 89.65 feet to the point of BEGINNING of said 16.00 acre tract, Said point of BEGINNING being in the South R.O.W. line of Shady Oaks Manor Drive.

THENCE South 59° 07' East, 474.06 feet to a corner;

THENCE South 22° 19' West, 700.00 feet to a corner;

THENCE South 88° 57' West, 544.18 feet to a corner;

THENCE North 22° 56' West, 888.69 feet to a corner in the South line of Shady Oaks Manor Drive;

THENCE in an Easterly direction 292.0 feet along a curve to the right, with a radius of 395 feet to the end of curve;

THENCE South 69° 45' East, 85 feet to the beginning of a curve to the left with a radius of 340 feet, THENCE along curve 425.19 feet to the point of beginning, containing 16.00 acres of land more or less.

EXHIBIT