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POWER OF ATTORNEY

Undersigned, General Electric Capital Corporation, a New York corporation (formerly known as General Electric Credit Corporation and, herein, the "Corporation") does hereby make, constitute and appoint the following person, as the Corporation's true and lawful agent and attorney-in-fact (such agent and attorney-in-fact being hereinafter referred to as the "Attorney") to act in the name and on behalf of the Corporation for and with respect to the matters hereinafter described.

Name of Attorney: Paul T. Zantzinger

The Attorney shall have the power and authority to do the following:

To execute on behalf of the Corporation any loan agreements, financing statements, security documents, authorizations, acknowledgments, escrow instructions, releases, satisfactions, transfer or payment directives, and other documents in connection with respect to or relating to certain real property securing a loan or line of credit by the Corporation or with respect to or relating to such loan or line of credit to:

- Arvida/JMB Realty
- Eagle Watch Limited Partnership
- D&S Development
- Ken Lokey Homes, Inc.
- Trammell Crow Homes
- Richard Tuley Homes
- UDC Homes
- Realty Dealers
- Z&M Organization
- Weekley Homes
- U.S. Home Corporation

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And in connection with the foregoing, to execute all documents, acknowledgments, consents and other agreements and to take such further action as may be necessary or convenient for the Corporation in order to more effectively carry out the intent and purpose of the foregoing powers.

Agreements, documents, instruments and other writings executed by the Attorney in accordance with the terms hereof shall be binding upon the Corporation without attestation and without affixation of the seal of the Corporation. The power of attorney conferred hereby shall not be delegable by the Attorney. The Attorney shall serve without compensation for acting in the capacity of agent and attorney-in-fact hereunder.

The Power of Attorney and the authority of the Attorney hereunder shall automatically terminate on December 31, 1989.

IN WITNESS WHEREOF, the Corporation has caused this Power of Attorney to be executed, attested, and its corporate seal affixed pursuant to authority granted by the Corporation's Board of Directors this 26th day of June, 1989.

GENERAL ELECTRIC CAPITAL CORPORATION

By: John C. Deterding
John C. Deterding
Senior Vice President

William R. Henrick
William R. Henrick, Attesting Secretary

Courtney Mason

I hereby certify this to be a true copy of the original document.

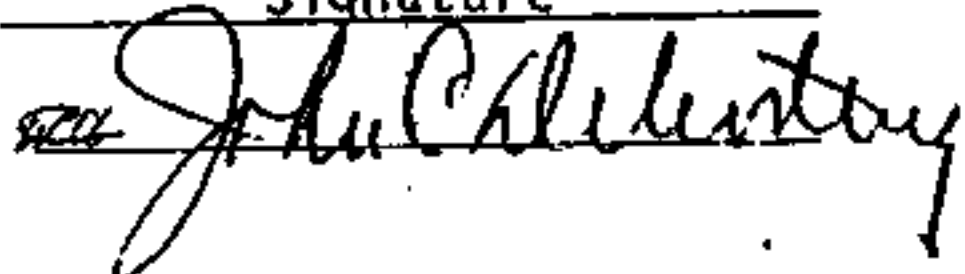
Shirley Cannon

Notary Public, Cobb County, Georgia

CERTIFICATE

The undersigned, being an Attesting Secretary of General Electric Capital Corporation (the "Corporation") hereby certifies that:

1. Attached hereto as Exhibit A is a true and correct copy of the minutes of a meeting of the Board of Directors of the Corporation on March 10, 1975 by Unanimous Written Consent of all Directors in accordance with the Corporation's By-Laws, and that such resolution has not been rescinded, modified or amended and continues in effect as of the date hereof.
2. The following person holds on the date hereof, the office of the Corporation indicated opposite his name and has held such office at least since March 16, 1988, and the signature set forth beside his name is his true, correct and genuine signature.

<u>Name</u>	<u>Title</u>	<u>Signature</u>
John C. Deterding	Senior Vice President	

3. In witness whereof, the undersigned has hereunto set his name and affixed the seal of the Corporation.


William R. Henrick, Attesting Secretary

Dated: June 26, 1989

EXHIBIT A

GENERAL ELECTRIC CAPITAL CORPORATION
RESOLUTION ADOPTED BY
THE BOARD OF DIRECTORS
ON MARCH 10, 1975

RESOLVED, that any contract, lease, license, assignment, bond or other obligation, conveyance, power of attorney, proxy, court pleading, release, tax return and related documents, or other instrument may be executed on behalf of this Corporation by the Chairman of the Board, the Vice Chairman of the Board, the President, a Vice President, the Treasurer or the Comptroller.

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State of Connecticut)
 County of Fairfield) ss

Before me, a Notary Public, personally appeared John C. Deterding and William R. Henrick, known to me to be a Senior Vice President and Attesting Secretary, respectively, of General Electric Capital Corporation, who each executed the foregoing and attached Certificate pursuant to authority granted by the Board of Directors of said corporation.

Valerie Blasius
 Notary Public
 VALERIE BLASIUS
 NOTARY PUBLIC, State of Connecticut
 Commission Expires March 31, 1988
 My commission expires: _____

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1. Deed Tax	-----	\$	_____
2. Mtg. Tax	-----	\$	_____
3. Recording Fee	-----	\$	10.00
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	_____
6. Certified Stamp Fee	-----	\$	1.00
Total	-----	\$	14.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 89 SEP 18 AM 10:22
Thomas A. Saunders, Jr.
 JUDGE OF PROBATE