After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10132 PG 38

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Harrison H. Sholders** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **JAMES WILSON AND WIFE, STEPHANIE WILSON**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 117 on the Plan of Borrow's Addition to Edgefield, now East Nashville, as of record in Book 1, page 13, Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Harrison H. Shoulders, Jr., by deed from Michael J. McManus and wife, Maureen R. McManus, dated November 1, 1984, recorded November 13, 1984, of record in Book 6424, page 456, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 26 day of June, 1996.

HARRISON H. SHOULDERS

95 JUL 25 AM 10:59
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
020714O

9975 07/25 0101 03CHECK 2

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HARRISON H. SHOULDERS, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 26th day of June, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

Transfer is $57,000.00

The actual consideration or value, whichever is greater, for this transfer is $ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James Wilson
Affiant

Subscribed and sworn to before me this 26th day of June, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 082-16 Parcel 281.00

ADDRESS NEW OWNER:

James Wilson et ux
923 Boscobel Street
Nashville, TN 37206

SEND TAX BILLS TO:

Delta Funding Corporation
1000 Woodbury Road, #200
Woodbury, New York 11797



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

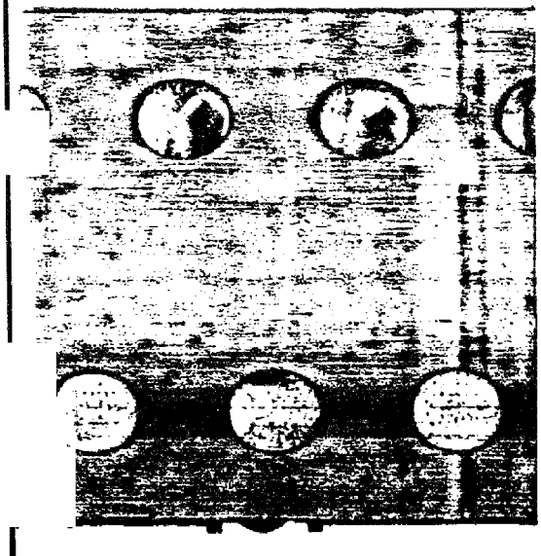
RECEIVED OF _____

FOR _____

BOOK 10132 PG 40

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



CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

07/25/96 01 11:04 0001 9076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207140
IDENTIFICATION REFERENCE

96 JUL 25 AM 10:59

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

No. 1066694