Tennessee
Map #82-16-281

James Wilson
Delta #4100000613

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 1996, and recorded in Book 10132, Page 41 in the Register's Office of Davidson County, Tennessee, James Wilson and Stephanie Wilson, conveyed to Title Guaranty of Middle Tennessee, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10716, Page 231 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on January 7, 1998, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Bankers Trust Company of California, NA as Trustee under the pooling and servicing agreement, dated August 30, 1996, Delta Funding Home Equity Loan Trust 1996-2 c/o Delta Funding Corporation Servicing Agent, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-Nine Thousand Nine Hundred and 00/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bankers Trust Company of California, NA as Trustee under the pooling and servicing agreement, dated August 30, 1996, Delta Funding Home Equity Loan Trust 1996-2, c/o Delta Funding Corporation Servicing Agent of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Bankers Trust Company of California, NA as Trustee under the pooling and servicing agreement, dated August 30, 1996-2, Delta Funding Home Equity Loan Trust 1996-2 c/o Delta Funding Corporation Servicing Agenct, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, 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.

James Wilson and Stephanie Wilson obtained title to the above referenced real estate by Deed of record in Book 10132, Page 38, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Bankers Trust Company of California, NA as Trustee under the pooling and servicing agreement, dated August 30, 1996, Delta Funding Home Equity Loan Trust 1996-2 c/o Delta Funding Corporation Servicing Agent, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	79,143.00
	$79,900.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on January 7, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 7, 1998 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 6-19-2001

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
923 Boscobel,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Delta Funding Corporation
1000 Woodbury Road #200
Woodbury, NY 11797

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1998

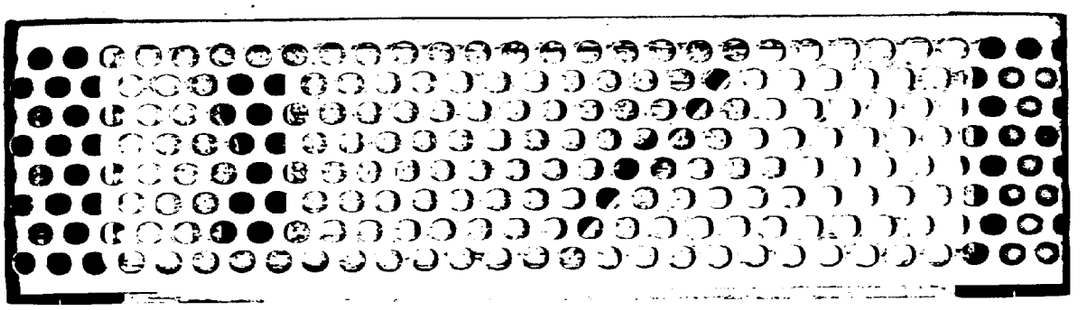
Notary Public

MY COMMISSION EXPIRES 6-19-2001

93 JAN 15 PM 2:18

01390591

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

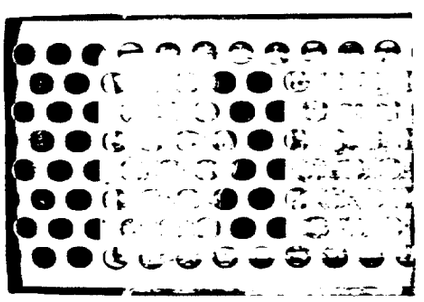
RECEIVED OF _____

FOR _____

BOOK 10759 PG 41

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	79900.00
CON TX	295.63
PRFEE	1.00
BY BANK	8.00
TOTAL	304.63
CHECK	304.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/15/98 01 14:23 0001 2541

0390591
IDENTIF. # REFERENCE

98 JAN 15 PM 2:17

REGISTER
DAVID[illegible] CO. TN.

No. 1243179