Tennessee
Map #60-8-54

Walter Harbuck
Delta #4100001090

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 26, 1996, and recorded in Book 10176, Page 377 in the Register's Office of Davidson County, Tennessee, Walter Harbuck, Jr. and Mary E. Harbuck, conveyed to First Title Corporation, 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 10394, Page 278 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 July 10, 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, N.A. as Trustee under the Pooling and Servicing Agreement dated as of 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 Forty Thousand 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, N.A. as Trustee under the Pooling and Servicing Agreement dated as of 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, N.A. as Trustee under the Pooling and Servicing Agreement dated as of 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, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

All that certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows: BEING a lot and all improvements located in the 12th Civil District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING in the northerly margin of Ben Allen Road at a point 86 feet east of Northeast corner of said road and Hillside Avenue; thence North 406 feet to a point; thence east 60 feet to a point; thence South 376 feet more or less to the Northerly margin of Ben Allen Road; thence southwesterly 60 feet to the point of beginning.

Walter Harbuck, Jr. and Mary E. Harbuck obtained title to the above referenced real estate by Deed of record in Book 4853, Page 985, 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, N.A. as Trustee under the Pooling and Servicing Agreement dated as of 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	39,243.00
	$40,000.00

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 July 10, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

5372 07/20 0101 03CHECK 159.00

On July 10, 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.

Alita D. Hailey
NOTARY PUBLIC

My Commission Expires: 6-19-2001 My Commission Expires June 19, 2001

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
203 Ben Allen Road,
Nashville, Tennessee 37207

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

My Commission Expires June 19, 2001

04644143

IDENTIFICATION REFERENCE

JUL 20 AM 10:24

REGISTER'S OFFICE SHELBY COUNTY, TN.

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 40,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
10th July 19 98
NOTARY PUBLIC Alita D. Hailey
MY COMMISSION EXPIRES 6-19-2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11026 PAGE 321

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 40000.00
CON TX 148.00
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

07/20/98 01 10:26 0001 5372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04641143
IDENTIFICATION REFERENCE
98 JUL 20 AM 10:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1321052