SUA 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

BOOK 11559 PAGE 195

QUIT CLAIM DEED

THIS INDENTURE, made this 24th day of June 1999 by and between BANKERS TRUST COMPANY OF CALIFORNIA, NA 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 and attorney in fact, hereinafter called Grantor, and **Marianne R. Varney and Anne Fraser Martin,** their heirs and *assigns,* hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

All that certain tract or parcel of land lying and being in Davidson County, Tennessee being more particularly 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 Point of Beginning.

Being the same property conveyed by Substitute Trustee's Deed of record in Book 21026, Page 319, Register's Office of Davidson's County, Tennessee.

TO HAVE AND TO HOLD the above reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 24th day of June, 1999.

ATTEST:

Franklin E. Pellegrin, Jr.
Senior Vice President

BANKERS TRUST COMPANY OF CALIFORNIA, NA 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 and attorney in fact
BY: Patricia Anne Nove, Assistant Vice President
Delta Funding Corporation, as Attorney in Fact

0608104

IDENTIFICATION REFERENCE

99 JUL -6 PM 1:32

[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 02/02/99 0101 02CHECK 145.40

STATE OF NEW YORK
COUNTY OF NASSAU

Before me, Notary Public in and for said County and State, duly commissioned and qualified personally appeared Patricia Anne Nove and Franklin E. Pellegrin, Jr. with whom I am personally acquainted and who upon oath acknowledged themselves to be the Assistant Vice President and Senior Vice President, respectively of Delta Funding Corporation, Attorney in Fact for BANKERS TRUST COMPANY OF CALIFORNIA, N.A. as Trustee under the pooling and servicing agreement dated August 30, 1996, Delta Funding Home Equity Loan Trust 1996-2, the within named bargainor, a R.E.M.I.C. and they as such Assistant Vice President and Senior Vice President being authorized so to do, executed and delivered the foregoing instrument for the purposes therein contained in behalf of BANKERS TRUST COMPANY OF CALIFORNIA, N A. as Trustee under that pooling and servicing agreement dated August 30, 1996, Delta Funding Home Equity Loan Trust 1996-2, by signing the name of the R.E.M.I.C. the said Patricia Anne Nove, Assistant Vice President and attesting the same by the Senior Vice President., Franklin E. Pellegrin, Jr.

Witness my hand and Official Seal at office this 24th day of June, 1999.

Notary Public

CORINNE LICOSTIE
Notary Public, State of New York
No. 01LI5048378
Qualified in Nassau County
Commission Expires 08/21/99

My Commission Expires: 8/21/99
Property Address: 203 Ben Allen Road, Nashville, TN 37207
Parcel # 60-8-54
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF' TAXES
Mail Tax Bill to:

1704 Sweetbriar Avenue

Nashville, TN 37212

THIS INSTRUMENT PREPARED *BY:*
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
(Harbuck)

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $41,750.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 1999.

Notary Public

My Commission Expires: March 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0608104

IDENTIF. ↑ REFERENCE

99 JUL -6 PM 1:32

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

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CHMT	41750.00
CON TX	154.48
PRFEE	1.00
MSCEED	8.00
CFEE	2.00
TOTAL	165.48
CHECK	165.48

07/06/99 01 13:34 0001 0014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487011