Davidson County DEEDTRS
Recvd: 02/08/01 09:31 2pgs
Fees:11.00 Taxes:111.00
20010208-0012442

Tennessee
Map # 92-7-208

Henry Batson
Delta # 4110004308

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 12, 1998, and recorded in Book 11171 Page 292 in the Register's Office of Davidson County, Tennessee, Henry Batson and Sandra Batson, conveyed to Charles Patrick Flynn, 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 Instrument No. 20001228-0126982 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 30, 2001, 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 Wells Fargo Bank Minnesota, N.A. F/K/A Norwest Bank Minnesota, National Association, as Successor Trustee to Bankers Trust Company of California, N.A., as Trustee Under the Pooling and Servicing Agreement, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as servicing agent, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty Thousand Dollars and 00/100; 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 Wells Fargo Bank Minnesota, N.A. F/K/A Norwest Bank Minnesota, National Association, as Successor Trustee to Bankers Trust Company of California, N.A., as Trustee Under the Pooling and Servicing Agreement, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as 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 Wells Fargo Bank Minnesota, N.A. F/K/A Norwest Bank Minnesota, National Association, as Successor Trustee to Bankers Trust Company of California, N.A., as Trustee Under the Pooling and Servicing Agreement, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows; to-wit: Being Lot No. 23 on the map of C.W. Ashcraft's Subdivision No. 11 of the Boyd McNairy Tract as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 35 feet on the southerly side of Batavia Street, and runs back between parallel line 110 feet at an alley, and being the same property described in Deed of record in Book 4084, page 74 Register's Office for Davidson County, Tennessee.

Henry Batson and Sandra Batson obtained title to the above referenced real estate by Deed of record in Book 10580, Page 202, 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 Wells Fargo Bank Minnesota, N.A. F/K/A Norwest Bank Minnesota, National Association, as Successor Trustee to Bankers Trust Company of California, N.A., as Trustee Under the Pooling and Servicing Agreement, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as 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	10.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	29,235.00
	$30,000.00

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 January 30, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 30, 2001 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

DEBRA JO STURGEON NOTARY PUBLIC AT LARGE MY COMM. EXP. 7-29-03 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2415 Batavia Street,
Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Wells Fargo Bank Minnesota, N.A.
C/O Delta Funding Corporation
99 Sunnyside Blvd.
Woodbury, NY 11797

Mortgagee: None

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

mail to:

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JAN 2001
NOTARY PUBLIC
MY COMMISSION EXPIRES

DEBRA JO STURGEON NOTARY PUBLIC AT LARGE MY COMM. EXP. 7-29-03 SHELBY CO. TN