FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ 18,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2001.

Notary Public
My Commission Expires: 11-9-05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/29/01 14:13 2pgs
Fees:13.00 Taxes:66.60
20011029-0117682

FROM:
WELLS FARGO BANK MINNESOTA, N.A.

TO:
LELAND D. WATTS

ADDRESS OF NEW OWNER:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP #92-7
PARCEL #208

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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 DATE AS OF DECEMBER 23, 1998, DELTA FUNDING HOME EQUITY LOAN TRUST 1998-4, C/O DELTA FUNDING CORPORATION, AS SERVICING AGENT, A CORPORATION, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto LELAND D. WATTS, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, 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 lines 110 feet at an alley.

Being the same property conveyed to 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 DATE AS OF DECEMBER 23, 1998, DELTA FUNDING HOME EQUITY LOAN TRUST 1998-4, C/O DELTA FUNDING CORPORATION, AS SERVICING AGENT, A CORPORATION by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Instrument 20010208-0012442, said Register's Office.

Power of Attorney of record in Book * , Page —, said Register's Office.
* Instrument No. 20011029-0117681
The street address of the Real Property is 2415 Batavia Street, Nashville, TN 37208, ____ Unimproved / _X_ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 23rd day of October, 2001.

GRANTOR – Wells Fargo Bank Minnesota, N.A.
By Ocwen Federal Bank, FSB, Attorney-in-Fact

By MARGERY ROTUNDO
Vice President of Ocwen Federal Bank, FSB

Title

OCWEN FEDERAL BANK FSB CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MARGERY COTUNDO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon ~~his/~~her oath acknowledged himself/herself to be the Vice President of Ocwen Federal Bank, FSB the within named bargainer(s) and corporation, and that ~~he/~~she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MARGERY COTUNDO as such Vice President, on behalf of 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 DATE AS OF DECEMBER 23, 1998, DELTA FUNDING HOME EQUITY LOAN TRUST 1998-4, C/O DELTA FUNDING CORPORATION, AS SERVICING AGENT, A CORPORATION as its Attorney-in-Fact as the free act and deed of the within named 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 DATE AS OF DECEMBER 23, 1998, DELTA FUNDING HOME EQUITY LOAN TRUST 1998-4, C/O DELTA FUNDING CORPORATION, AS SERVICING AGENT, A CORPORATION.

Witness my hand and official seal at West Palm Beach, FL this 23rd day of October, 2001.

My Commission Expires: _____

NOTARY PUBLIC

MARIA A. LOVUOLO
MY COMMISSION # CC 989356
EXPIRES: December 19, 2004
Bonded Thru Notary Public Underwriters