47

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 $57,500.00.

Kathy J Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF FEBRUARY, 2002.

Doris Coley
Notary Public
My Commission Expires: 10/26/05

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street Suite 112
Goodlettsville, TN 37072

SUMNER COUNTY TENNESSEE
LARGE
DOR

FROM:
WELLS FARGO BANK MINNESOTA, N.A.

TO: Michael
Travis Foster and Sarah Foster

ADDRESS OF NEW OWNER:
Michael Travis Foster
2420 Crocker Springs Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP #42-12
PARCEL #47

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, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as Servicing Agent, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Michael Travis Foster and wife, Sarah D Foster, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being the Easterly 100 feet of the Northerly 145 feet of Lot No. 10 on the map of W.W. Gray's plan of Lots Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

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, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as Servicing Agent, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument 20010524-0054498, Register's Office for said County.

Power of Attorney of record in Instrument 20011218-0139722, Register's Office for said County.

The street address of the Real Property is 513 Charles Street, Madison, TN 37115, ____ 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 19th day of February, 2002.

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

MARGERY ROTUNDO
Vice President

By

Title

Davidson County DEEDWARR
Recvd: 02/26/02 14:08 2pgs
Fees:13.00 Taxes:212.75

20020226-0024372

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 Rotundo, 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 Rotundo 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, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as Servicing Agent 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, Dated as of December 23, 1998, Delta Funding Home Equity Loan Trust 1998-4, C/O Delta Funding Corporation, as Servicing Agent.

Witness my hand and official seal at West Palm Beach, Florida this 19th day of February, 2002.

My Commission Expires: _____

NOTARY PUBLIC

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