Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2065-062
89756845

Davidson County DEEDWARR
Recvd: 11/11/04 10:26 3pgs
Fees:18.00 Taxes:195.73
20041111-0135773

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22 day of September, 2004, by Wells Fargo Bank Minnesota, N.A. as Trustee for Delta Funding Home Equity Loan Trust 1998-3, Grantor, by its duly authorized attorney in fact, Ocwen Federal Bank, FSB.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Velda Rucker, Grantee, the following land in Davidson County, Tennessee:

Being all of Lot Number 22, Nichol Plan Subdivision, as shown by plat and survey of record in Plat Book 2, Page 49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1998-3 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustees, filed for record on May 7, 2004, as instrument number 20040507-0052276, Register's Office for Davidson County, Tennessee.

Commonly known as: 2304 Saint Louis Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1998-3, by its duly authorized attorney in fact, Ocwen Federal Bank, FSB.

BY: _____

JOSEPH HILLERY
Director

Acknowledgment

State of FL
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JOSEPH HILLERY **, to me personally well-known, who acknowledged that he/she is the** Director **of Ocwen Federal Bank, FSB, a corporation, as attorney-in-fact for Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1998-3, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 22 **day of September, 2004.**

_____
Notary Public

My commission expires:

Kathleen M. Peterson
My Commission DD337084
Expires July 12, 2008

_____
(Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $52,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Velda A. Rucker
Affiant

Subscribed and sworn to before me this 30th day of September, 2004.

Mary Jayne Masters
Notary Public

My commission expires:

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:
Velda Rucker
2304 St. Louis St.
Nashville, TN 37208

Map No. 081-06-0 423.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211