SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Jesse Brown, as Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, CONVEYS AND WARRANTS TO Bankers Trust Company of California, N.A., not in its individual capacity, but solely as Trustee for Vendee Mortgage Trust 1996-3, a trust established under the laws of the State of New York, with an address of c/o Bankers Trust Company of California, N.A., 3 Park Plaza, Sixteenth Floor, Irvine, California 92714, without recourse, except as provided in a Loan Sale Agreement dated September 1, 1996 for the sum of ten dollars (\$10) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described property in Lake County, Indians, to wit:

Lot 11, Subdivision of Block 2, Gostlin, Meyn and Hastings, Inc., Summer Street Addition as shown in Plat Book 17, Page 14, Lake County, Indiana.

Subject to the November installment of the 1995 taxes due and payable on or before the 10th day of November, 1996, all subsequent taxes; also subject to all public improvement assessments, if any; and also subject to sever use or sewer service charges, if any.

Subject also to all limitations, conditions, convenants, and restrictions, if any, in the chain of title to the property hereby conveyed and also subject to all highways, easements, rights-of-way, use, building, building line, plat and soning restrictions, if any.

Grantor certifies that no Indiana Grase Thomas Tax is due or payable with respect to the transfer made by

Grantor warrants, the title to said property against the lawful claims of any and all persons claiming or to claim the lamb of the part thereof by, through or under Grantor. the Lake County Recorder!

IN WITNESS WHEREOF, Grantor, on this the 26th day of September A.D. 1996, has caused this instrument to be signed and sealed in his name and on his behalf by the undersigned Officer, being thereunto duly appointed, qualified, and acting pursuant to sections 512 and 3720 of Title 38 U.S. Code, and sections 36:4342 Whd 36:4520 of Title 38, Code of Federal Regulations, and who is authorized to execute this instrument. 18389

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SECRETARY OF VETERANS AFFAIRS

DEC 10 1990

DAVID POLIKOFF, Assistant

Loan Guaranty Officer,

SAM OBLICH

Department of Veterans Affairs VA Regional Office, Indianapolis, IN

AUDITOR LAKE COUN

(317) /226-7811

STATE OF INDIANA

SS:

COUNTY OF MARION

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Polikoff, Assistant Loan Guaranty Officers Department of Veterans Affairs, a Department of the United States Government and acknowledged the execution of the foregoing deed.

WITNESS my hand and notarial seal this 26th day of September, 1995.

My Commission Expires: August 15, 1998

PEGGY DOZIER, Notary Pub A Resident of MARION County, Indiana

This Deed was prepared by Randall B. Price, Attorney for the Department of

SEND TAX STATEMENTS TO: Boatmen's National Mortgage, Inc., 4041 Knight Arnold Road, Memphis, TN 38118, Attn: Tax Department

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