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ASSIGNMENT OF MORTGAGE OR DEED OF TRUST

FOR VALUE RECIEVED, TMS MORTGAGE INC., DBA THE MONEY STORE, officed at 1770 Tribute Rd. Suite 100 Sacramento, CA 95815

does hereby sell, assign transfer and set over unto its successors and assigns, the following mortgage(s)/deed(s) of trust to

FIRST BANK
180 E. 5TH STREET
ST. PAUL, MN 55101

First Bank (N A), as Co-Trustee under the Pooling and Servicing Agreement dated as of February 29, 1996, Series 1996-A

owned by TMS MORTGAGE INC., DBA THE MONEY STORE

on real estate located in LAKE County, State of INDIANA

and more particularly described as follows: LAKE COUNTY, STATE OF INDIANA, TO-WIT: THE SOUTH 22.5 FEET OF LOT THIRTY-NINE (39) AND THE NORTH 15 FEET OF LOT THIRTY-EIGHT (38), BLOCK FOUR (4), GREAT MANSION, A SUBDIVISION OIN THE CITY OF GARY.

A certain mortgage/deed of trust made by TOMMIE J. TURMAN AND BRENDA M. TURMAN, HUSBAND AND WIFE

dated: FEBRUARY 9, 1996

in the amount of \$16,570.00

recorded in Book , Page

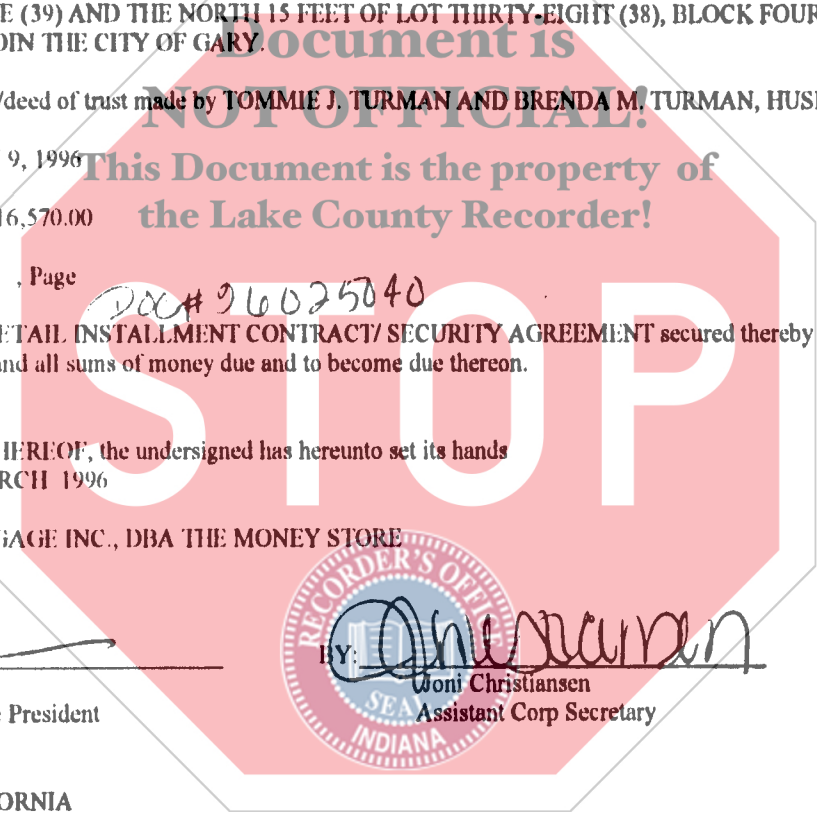
together with the RETAIL INSTALLMENT CONTRACT/ SECURITY AGREEMENT secured thereby (without recourse) and referred to therein and all sums of money due and to become due thereon.

IN WITNESS WHEREOF, the undersigned has hereunto set its hands this 4TH DAY MARCH 1996

TMS MORTGAGE INC., DBA THE MONEY STORE

BY: 
Sherry Allen
Assistant Vice President

BY: 
Joni Christiansen
Assistant Corp Secretary




STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
97 FEB 14, PM 2:40
MORRIS W. LEISTER
RECORDER

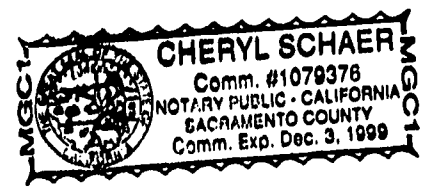
STATE OF CALIFORNIA

County of Sacramento

On 03/04/96, before me, Cheryl Schaer, Notary Public, personally appeared Sherry Allen, Assistant Vice President personally known to me and Joni Christiansen, Assistant Corp. Secretary, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Cheryl Schaer
Notary Public



Prepared By:
The Money Store
Home Improvement Production Support
1770 Tribute Rd, Suite 100
Sacramento, CA 95815
Sandie Longs

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