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MONICA M. GUYER
RECORDER

ASSIGNMENT AND TRANSFER OF MORTGAGE OR DEED OF TRUST

Know All Men By These Presents;

That the undersigned, **Empire Funding Corp.**, the present owner of record and the holder of the legal and beneficial interest in and to the Mortgage or Deed of Trust dated APRIL 8, 1995, executed by WILLIS STEWART JR. (hereinafter referred to as "Mortgagor") in favor of H.C.P. SALES, INC., recorded in Volume/Book 95039836, on 7-18-95, OFFICIAL Records of LAKE County, INDIANA and securing payment of that certain debt instrument executed by Mortgagor on even date therewith, in the original principal amount of \$4,550.00, for a legally sufficient consideration, the receipt of which is hereby acknowledged, does hereby *grant, assign, transfer, set over and convey, without recourse, unto Coast Partners Acceptance Corporation*, as a Co-Trustee and Contract of Insurance Holder, whose address is 601 California Street, Suite 1400, San Francisco, CA 94108, pursuant to that certain Pooling and Servicing Agreement dated November 1, 1995 entered into among **First National Bank of Keystone, Lehman ABS Corporation**, as Depositor, **Coast Partners Acceptance Corporation**, as a Co-Trustee and Contract of Insurance Holder, **First Bank National Association**, as Trustee, and **Norwest Bank Minnesota, N.A.**, as Master Servicer and Claims Administrator, with respect to FHA Title I Loan Asset-Backed Certificates, Series 1995-6, all right, title, and interest of the undersigned in and to the above described Mortgage or Deed of Trust, together with all right, title, and the interest of the undersigned in and to the indebtedness secured thereby, against the real property situated in the County of LAKE, State of INDIANA, more fully described below, to-wit:

LOT 4 IN BLOCK 2 IN BUNGALOW HEIGHTS, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN # 25-41-0234-0004.

Executed the 24th day of FEBRUARY, 1997.

Attest (Witness):

By: Sharon Clancy
Sharon Clancy

By: Keisha James
Keisha James

By: Stacie Ann Wagner
Stacie Ann Wagner, Assistant Vice President

By: Susan Gottschalk
Susan Gottschalk, Assistant Secretary

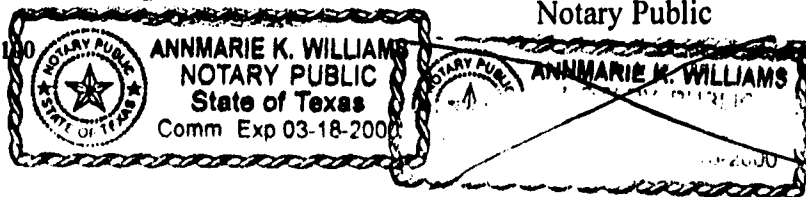
State of Texas
County of Travis

The forgoing instrument was acknowledged before me this 24th day of FEBRUARY, 1997, by STACIE ANN WAGNER and SUSAN GOTTSCHALK, ASSISTANT VICE PRESIDENT and ASSISTANT SECRETARY of EMPIRE FUNDING CORP., an Oklahoma corporation, on behalf of said corporation.

PREPARED BY & RETURN TO

EMPIRE FUNDING CORP.
5000 Plaza on the Lake, Suite #1100
Austin, TX 78746
(800) 206-9004
SUSAN GOTTSCHALK
600TRIN.DOC
Loan No. 36030

Annamarie K. Williams
Notary Public



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OK 27597