PREPARED BY AND RETURN TO:
Lori Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
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BILL GARRETT, Davidson County
Trans:T20120002426 DEEDTRS
Recvd: 01/11/12 09:31 3 pgs
Fees:18.00 Taxes:626.78
20120111-0002762

Name: Pamela E. Newman, a/k/a Pamela Elizabeth Armes and John M. Drennon

S&K#: 11-017438

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 15, 2006, recorded in Instrument No. 20061228-0160182 in the Register's Office of Davidson County, Tennessee, Pamela E. Newman Drennon and John M. Drennon, wife and husband conveyed to First Nation's Title Agency, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20111107-0086883, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on December 22, 2011, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1, whose address is Vericrest Financial Inc., 13801 Wireless Way, Oklahoma City, Oklahoma 73134, at and for the sum of $169,400.00, that being the highest and best bid offered; and,

WHEREAS, the said Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 has assigned its interests in the said property to VOLT 2011-NPL1, his successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said VOLT 2011-NPL1 his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, State of Tennessee, more particularly described as follows:

Lots Numbers 9 and 10 on the Plan of Goodlettsville Heights Subdivision, of record in Plat Book 2133, Page 43 and 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the Northerly One-Half of Lot Number 9 and more particularly described as follows:

Beginning at the Southeast corner of Lot Number 8 and the Northeast corner of Lot Number 9, thence Southerly with the West margin of Alta Loma Road and said Lot Number 9; 71.45 feet to a point in the Easterly boundary line of said Lot Number 9; thence with the West in a Westerly direction with a line equal distance from the Northerly and Southerly boundary lines of said Lot Number 9; 259 feet , more or less, to a point in the West boundary line of said Lot Number 9; thence Northerly with the West boundary line of said Lot Number 9, 83.35 feet to a point in the Southwest corner of Lot Number 8 and the Northwest corner of Lot Number 9; thence Easterly with the boundary line between Lots Numbers 8 and 9; 245.5 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061228-0160182 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20061228-0160182 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200411090135229, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto VOLT 2011-NPL1 his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent
D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30 day of December, 2011, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be authorized agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

CASSANDRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $169,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

CASSANDRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 419 Alta Loma Road, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VOLT 2011-NPL1
13801 Wireless Way
Oklahoma City, Oklahoma 73134

S & K File #11-017438
Map & Parcel -02516005900

PREPARED BY AND RETURN TO:
Lori Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
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COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion

Total [redacted]

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on December 23, 2011 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Pamela E. Newman Drennon and John M. Drennon, wife and husband, to First Nation's Title Agency, Trustee, on December 15, 2006 at Instrument No. 20061228-0160182; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Owner of Debt: Wells Fargo Delaware Trust Company, N.A., as Trustee for Verioreat Opportunity Loan Trust 2011-NPL1

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, State of Tennessee, more particularly described as follows: ,

Lots Numbers 9 and 10 on the Plan of Goodlettsville Heights Subdivision, of record in Plat Book 2133, Page 43 and 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the Northerly One-Half of Lot Number 9 and more particularly described as follows:

Beginning at the Southeast corner of Lot Number 8 and the Northeast corner of Lot Number 9, thence Southerly with the West margin of Alta Loma Road and said Lot Number 9; 71.45 feet to a point in the Easterly boundary line of said Lot Number 9; thence with the West in a Westerly direction with a line equal distance from the Northerly and Southerly boundary lines of said Lot Number 9; 259 feet, more or less; to a point in the West boundary line of said Lot Number 9; thence Northerly with the West boundary line of said Lot Number 9, 83.35 feet to a point in the Southwest corner of Lot Number 8 and the Northwest corner of Lot Number 9; thence Easterly with the boundary line between Lots Numbers 8 and 9; 245.5 feet to the point of beginning.

Street Address: 419 Alta Loma Road, Goodlettsville, Tennessee 37072

Parcel Number: 02516006900

Current Owner(s) of Property: Pamela Elizabeth Armes, formerly Pamela Elizabeth Newman-Drennon

Other Interested parties: Decision One Mortgage Company, LLC, Bank of America, N.A., Decision One Mortgage, LLC, Mortgage Electronic Registration Systems, Inc. and Green Tree Servicing, LLC

The street address of the above described property is believed to be 419 Alta Loma Road, Goodlettsville, Tennessee 37072, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
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Memphis, TN 38117
Phone (901)767-5666
Fax (901)761-5690

File No. 11-017438
Nov. 25, Dec. 2, 9, 2011 Fg13673

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

November 25, 2011
December 2, 2011
December 9, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 9th day of **December 2011**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS

11-017438