SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20120019600 DEEDTRS
Recvd: 03/19/12 11:57 3 pgs
Fees:18.00 Taxes:321.55
20120319-0023083

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $86,906.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 14th day of March, 202

Notary Public

My commission expires: 9/9/18

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 C/o Vericrest Financial, Inc. 13801 Wireless Way Oklahoma City, OK 73134 (866) 650-0968	Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 C/o Vericrest Financial, Inc. 13801 Wireless Way Oklahoma City, OK 73134 (866) 650-0968	Parcel No.:#086140A17700CO

WHEREAS, Larreco A. Humphreys, by Deed of Trust (the "Deed of Trust") dated December 20, 2006, of record as Instrument No. 20070102-0000491, in the Register's office for Davidson County, Tennessee, conveyed to Southeast Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Citizens Bank;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20120123-0006112 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on February 17, 2012; February 24, 2012; and March 2, 2012; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Bridgestone Arena in Nashville, Tennessee, at 11:00 a.m. on March 9, 2012, and Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Eighty Six Thousand Nine Hundred Six Dollars and No Cents (**$86,906.00**).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Hermitage, Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 177, on the Plan of Stage Two, Hermitage Meadows, as shown by plat of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larreco A. Humphreys, single by deed from Brandie M. Lord, unmarried dated 12/22/04 and filed of record in Instrument No. 200501240008381, said Register's Office.

More Commonly Known As: 177 Thistle Lane, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of March, 2012 at 10:40 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 14th day of March, 2012 at 10:45 a.m. CDT.

My commission expires: 9/9/18

Sarah Alt
Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County