This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1022-006
Asset # 9800843022

BILL GARRETT, Davidson County
Trans:T20120035736 DEEDWARRSP
Recvd: 05/15/12 14:18 2 pgs
Fees:13.00 Taxes:370.00
20120515-0042039

STATE OF Tennessee)
COUNTY OF Davidson)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 11th day of May, 2012.

Notary Public
My Commission Expires: (Seal)

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2016

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Charles Walker 429 ~~811A~~ Sylvan Street Southwood Dr Nashville, TN ~~37206~~ 37217	New Owner 429 Southwood Dr. Nashville, TN 37217	093 04 0A 001.00

SPECIAL WARRANTY DEED
(Corporation)

Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Vericrest Financial, Inc., by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Charles Walker, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being a certain parcel or tract of land in Davidson County, Tennessee, being described as follows to-wit:

Being Unit A, on the Plan of Sylvan Street Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Sylvan Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Volt 2011-NPL by Trustee's Deed filed September 19, 2011 as Instrument Number 20110919-0072300 and being further conveyed to Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 by Corrected Trustee's Deed recorded as Instrument Number 20120515-0042036 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 811A Sylvan Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 7th day of May 2012.

Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1, by its duly authorized attorney in fact, Vericrest Financial, Inc.,

BY: _____
Mindi Hernandez

ITS: AUTHORIZED SIGNATORY

Certificate of Acknowledgment

State of Oklahoma)ss.

County of Oklahoma

Personally appeared before me, the undersigned Notary Public, Mindi Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the AUTHORIZED SIGNATORY of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 7th day of May 2012.

_____
Notary Public

My commission expires:

_____
(Seal)

LEAH LEDFORD
Notary Public
State of Oklahoma
Commission # 10000901 Expires 02/05/14