# SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20120054187 DEEDTRS
Recvd: 07/24/12 10:36 3 pgs
Fees:18.00 Taxes:342.77
20120724-0064868

STATE OF ARKANSAS )
COUNTY OF PULASKI )

The actual consideration or value, whichever is greater, for this transfer is **$92,641.00**

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 17th day of July, 2012.

Notary Public

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

My commission expires: 9/9/18

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. |
|---|---|---|
| Vericrest Opportunity Loan Trust 2011-NPL2<br>C/o Vericrest Financial, Inc.<br>13801 Wireless Way<br>Oklahoma City, OK 73134<br>(866) 650-0968 | Vericrest Opportunity Loan Trust 2011-NPL2<br>C/o Vericrest Financial, Inc.<br>13801 Wireless Way<br>Oklahoma City, OK 73134<br>(866) 650-0968 | Parcel No.: **15005024200** |

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WHEREAS, Carol Jenkins, by Deed of Trust (the "Deed of Trust") dated November 2, 2007, of record as Instrument No. 20071107-0131326, in the Register's office for Davidson County, Tennessee, conveyed to Saturn and Mazur 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 Peoples Home Equity, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20120306-0019478in 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 June 8, 2012; June 15, 2012; and June 22, 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 June 29, 2012, and Vericrest Opportunity Loan Trust 2011-NPL2 (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety Two Thousand Six Hundred Forty One Dollars and No Cents (**$92,641**).

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 Antioch, Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 266, on the Plan of Section 5, Cherry Hills, of record in Book 4300, Page 156, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

This is improved property known as: 404 Safford View Drive, Antioch, Tennessee 37013

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 17th day of July, 2012 at 3:15 p.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 17th day of July, 2012 at 3 : 16 p.m. CDT.

My commission expires: 9/9/18

Sarah Alt
Notary Public

