SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of February, 2013 by and between **U.S. Bank Trust N. A., As Trustee for VOLT Asset Holdings NPL3**, party of the first part, and **Joaquin Zaragoza**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 37, Murray Heights Subdivision, as shown on plat of record in Plat Book 2663, Page 37, in the Register's Office for Davidson County, Tennessee to which map specific reference is hereby made for a more particular description.

This being the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument No. 20120217-0014115, in the Register's Office of Davidson County, Tennessee.

Also: # 20130219-0016513

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record including in Plat Book 2663, Page 37 and Easements of record in Book 2706, Page 329 and Book 6165, Page 580 , in the Register's Office of Davidson County, Tennessee; year 2013 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons *claiming by, through or under party of the first part, but not further or otherwise.*

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof. WITNESS the signature of the said party of the first part the day and year first above written.

BILL GARRETT, Davidson County
Trans: T20130013795 DEEDWARRSP
Recvd: 02/19/13 15:09 2 pgs
Fees: 13.00 Taxes: 244.20

20130219-0016515

U.S. Bank Trust N. A., As Trustee for VOLT Asset Holdings NPL3
By: Vericrest Financial, Inc. as Attorney in Fact

By: Ramona Smith
Printed Name: Ramona Smith
Title: Authorized Signator

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Ramona Smith, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signator of Vericrest Financial, Inc., which caused this instrument to be executed on behalf of **U.S. Bank Trust N. A., As Trustee for VOLT Asset Holdings NPL3**, the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **U.S. Bank Trust N. A., As Trustee for VOLT Asset Holdings NPL3**

WITNESS my hand, at office, this 7 day of February, 2013.

Notary Public

Commission Expiration: 8/11/15

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

PREPARED BY & RETURN TO:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Suite 301
MEMPHIS, TN 38120
F2644274

PROPERTY ADDRESS:
212 Willard Drive
Nashville, TN 37211

PARCEL ID NUMBER: 148060051

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
New owner

State of ~~Tennessee~~ TEXAS
County of Dallas

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 **$66,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Ramona Smith
Affiant

Subscribed and sworn before me this 7 day of February 2013.

Robin Hoskins
Notary Public

Commission expiration: 8/11/15

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ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015