Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

THIS INSTRUMENT PREPARED BY:
HARVILL & ASSOCIATES, PC
CENTERVILLE, TENNESSEE 37033

Upon Information Furnished By:
Pace Setter Contract

For and in consideration of the sum of **$79,750.00 DOLLARS**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **LARRY NOEL and MARTHA ENGERRAN**, have this day bargained and sold and by these presents do transfer and convey unto **JANICE A. WATSON, a single person**, her heirs and assigns, the following described tract or parcels of land, lying an being situated in **Davidson** County, Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot Number 30 on the Plan of Sharpe Park of record in Plat Book 2330, page 105, Register's Office for Davidson County, Tennessee and being shown on the Tax Books as Map and Parcel 106-14-135.

Said Lot No. 30 fronts 100 feet on the South side of Lyle Avenue and runs back between parallel lines 180 feet to a dead line.

Included in the above description but expressly excluded therefrom is a portion of said lot vested in the State of Tennessee by Final Judgment of record in Book 4508, page 620, said Register's Office and described as follows:

Being part of Lot 30 on the Plan of Sharpe Park, of record in Book 2330, page 105, Register's Office, Davidson County, Tennessee.

Beginning at a point in the Westerly boundary of Lot 29 of said Plan 159 feet, more or less, Southwardly from the Southerly margin of Lyle Lane; thence with said boundary Southwardly 21 feet, more or less, to a point in the Northerly boundary of Lot No. 44 of said plan; thence with the Northerly boundary of Lots 44 and 43, 35 feet to a point; thence North 67 deg. East 40 feet, more or less, to the point of beginning and containing 367 square feet, more or less.

Being the same property conveyed to Margaret N. Ross, unmarried by Deed of record in Instrument # 7871, page 647, Register's Office, Davidson County, Tennessee. Margaret N. Ross is now deceased with the property passing to Larry Noel and Martha Engerran by Will of Margaret Ross as recorded in Instrument # X Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **JANICE A. WATSON**, her heirs and assigns, forever. X20060629-0078016

We covenant that we are true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered, except matters shown on the Plan of record in Book 2330, page 105, Register's Office, Davidson County, Tennessee and the 2006 property taxes which are prorated at closing and to be paid by Buyer.

Davidson County DEEDWARR
Recvd: 06/29/06 11:26 2 pgs
Fees:13.00 Taxes:295.08

20060629-0078017

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said **JANICE A. WATSON,** her heirs and assigns, as against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and signatures on this 13th day of June, 2006.

Larry Noel.
LARRY NOEL

Martha Engerran
MARTHA ENGERRAN

STATE OF Kentucky
COUNTY OF Trigg

On this 13th day of June, 2006, before me appeared **LARRY NOEL,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Pam W. Penny
NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE

My Commission Expires: 7-7-2008

STATE OF Tennessee
COUNTY OF Hickman

On this 13th day of June, 2006, before me appeared **MARTHA ENGERRAN,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Letitia Allen
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY

My Commission Expires: 11-22-08

I, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$79,750.00.**

Affiant

Subscribed and sworn to before me on this 15th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 6-14-08

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 14, 2008

PERSON RESPONSIBLE FOR TAXES:
JANICE A. WATSON
6381 Lampkins Bridge Road
College Grove, TN 37046

SEND DEED TO: Same