

Delivered to James Bruce
4/26/20

FEE PD ST 3 CLK 9-
DEED TAX 125-
LODGED AND RECORDED

2000 APR 24 PM 3 52

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MICHAEL J. DEM
CHRISTIAN COUNTY CLERK
BY Demell D.C.
DEED BOOK 567 pg 366
GENERAL WARRANTY DEED

THIS DEED OF CONVEYANCE is made and entered into this 21st day of April, 2000, by and between **JAMES S. MCKENZIE** and **JENNIFER L. MCKENZIE**, his wife, of 2916 Argyle Drive, Lexington, Kentucky 40517, hereinafter referred to as First Party; and **CLAUDE PETRIE, JR.**, an unmarried man, of 103 Windsor Drive, Hopkinsville, Kentucky 42240, hereinafter referred to as Second Party;

WITNESSETH:

THAT for and in consideration of the sum of One Hundred Twenty Five Thousand Dollars (\$125,000.00), cash in hand paid, the receipt of which is hereby acknowledged by First Party; First Party has this day bargained, sold, aliened and conveyed, and does by these presents bargain, sell, alien and convey unto Second Party, Claude Petrie, Jr., an unmarried man, in fee simple, his heirs and assigns forever, the following described real estate located at 103 Windsor Drive, Hopkinsville, Christian County, Kentucky, and described as follows, to-wit:

BEING Lot Number Two (2) of the Redivision of Lots 2, 3, and 4, of the Canterbury Park Subdivision, a plat of which Redivision appears of record in the Office of the Christian County Clerk in Plat Cabinet 2, File 331, (formerly in Plat Book 4, at Page 59), and reference to which plat is hereby made for a more particular description.

SOURCE OF TITLE: BEING the same property conveyed to James S. McKenzie and Jennifer L. McKenzie, his wife, by deed dated January 28, 1992, from Willard Garner Morrow and Robbie Morrow, his wife, as recorded in Deed Book 487, Page 025, of the Christian County Clerk's Office.

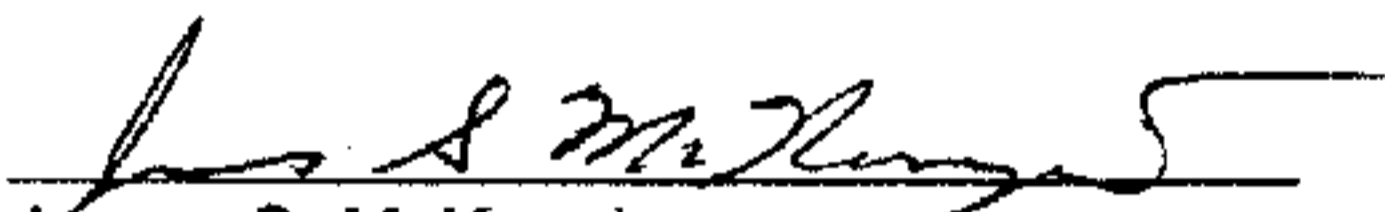
This property is subject to the easements and restrictions shown on the plat recorded in Plat Cabinet 2, File 331, and those recorded in Deed Book 332, Page 409, of the Christian County Clerk's Office, and to any and all other legally enforceable restrictions and easements of record and in existence.

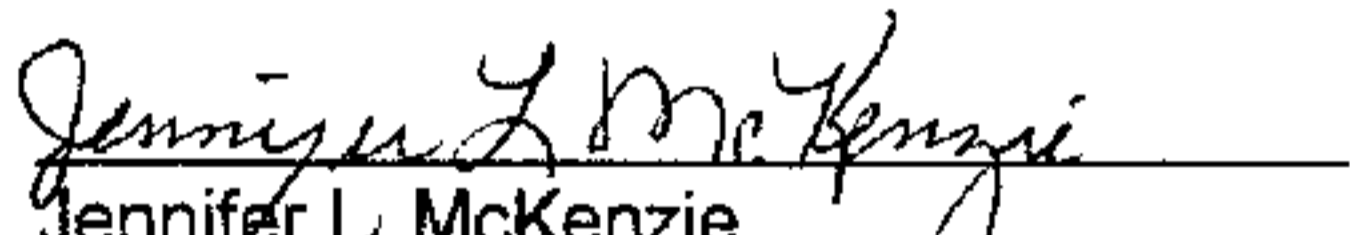
TO HAVE AND TO HOLD the above-described real estate, together with all improvements and appurtenances thereunto belonging, or in anywise appertaining unto Second Party, Claude Petrie, Jr., an unmarried man, in fee simple, his heirs and assigns forever, with Covenant of General Warranty of Title.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. Second Party joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

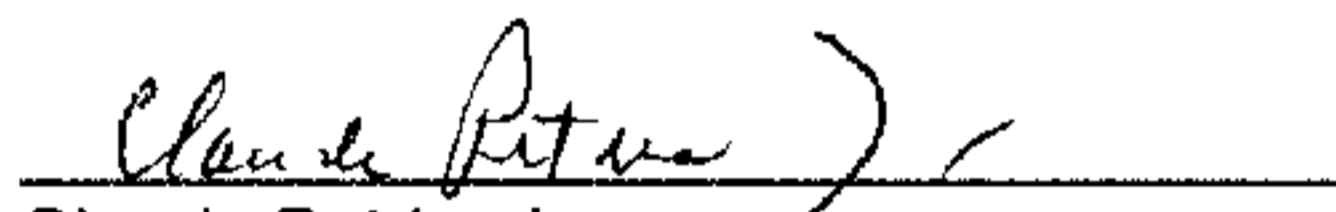
IN TESTIMONY WHEREOF, witness the hands of the Parties hereto, this the day and year first herein written.

FIRST PARTY:


James S. McKenzie


Jennifer L. McKenzie

SECOND PARTY:

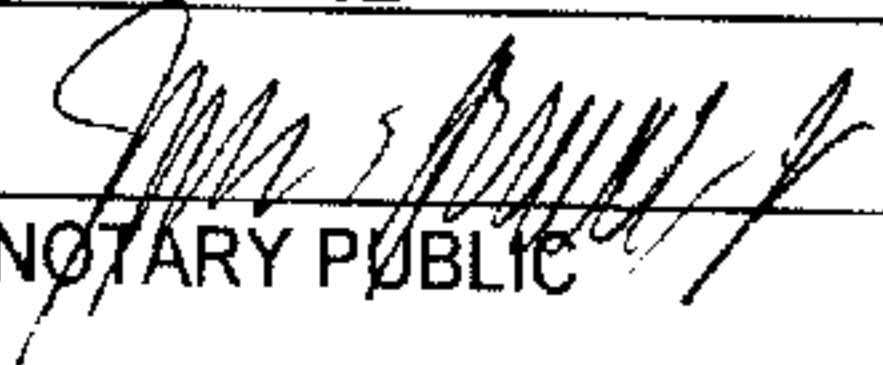

Claude Petrie, Jr.

STATE OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

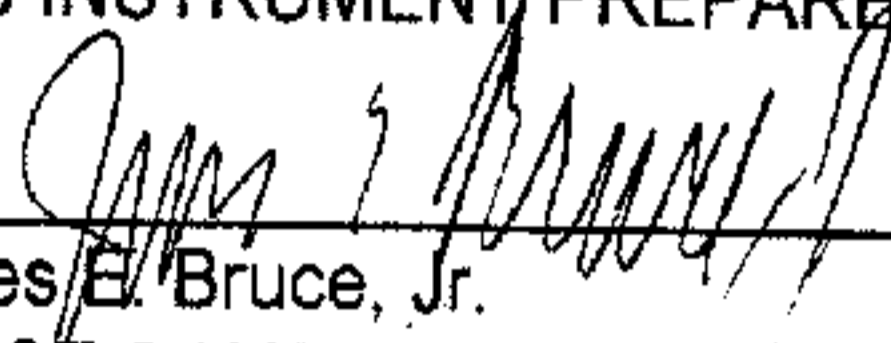
The foregoing Deed and Consideration Certificate was acknowledged and sworn before me this 21st day of April, 2000, by James S. McKenzie and Jennifer L. McKenzie, his wife, First Party; and the Consideration Certificate was acknowledged and sworn before me by Claude Petrie, Jr., an unmarried man, Second Party.

My Commission Expires:

09/04/02


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:



James E. Bruce, Jr.
BRUCE & HAWKINS
1724 South Virginia Street
P. O. Box 603
Hopkinsville, Kentucky 42241
(502) 886-6300

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