

346349

DEED

THIS DEED OF CONVEYANCE, made and entered into this 7<sup>th</sup> day of December, 2007, by and between K & B RENTALS, LLC, a Kentucky Limited Liability Company, of 809-A Country Club Lane, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTOR; and GARY S. KEETON, a married person, of 1238 Tress Shop Road, Elkton, Kentucky 42200, and JOHNNY W. BLANE, a married person, of 809-A Country Club Lane, Hopkinsville, Kentucky 42240 hereinafter referred to as GRANTEES;

WITNESSETH:

THAT for and in consideration of the sum of ONE DOLLAR (\$1.00), and the dissolution of K & B Rentals, LLC, with the Grantees each being an owner of one-half of the membership interest of Grantor, and said property being transferred to the Grantees pursuant to said dissolution, Grantors have this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey a one-half undivided interest each unto Grantees, Gary S. Keeton, a married person, and Johnny W. Blane, a married person, in fee simple, their heirs and assigns forever, the following described real estate located at 2500 & 2502 Florence Street, Hopkinsville, Christian County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
AND SOURCE OF TITLE

Fair Market Value is \$ 76,000.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, a one-half undivided interest each unto Grantees, Gary S. Keeton, a married person, and Johnny W. Blane, a married person, in fee simple, their heirs and assigns forever, with Covenant of General Warranty of Title.

The undersigned hereby certify that the transfer of the subject property is pursuant to the dissolution of K & B Rentals, LLC and that the Grantees are receiving the same interest in the subject property which they held in K & B Rentals, LLC. The Fair Market Value of the property is correctly set forth herein.

Delivered to David Catthoff  
12.19 2007



Deed Bk 648 pg 590  
Christian County

Prepared by:



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DAVID L. COTTHOFF  
COTTHOFF & WILLEN  
317 West Ninth Street  
P. O. Box 536  
Hopkinsville, Kentucky 42241

EXHIBIT "A"

Deed Bk 648 pg 591  
Christian County

TRACT ONE:

"Lot No. 1 in Block 1 of the West Side Addition to the City of Hopkinsville, a plat of which is of record in the office of the Clerk of the Christian County Court in Plat Book 1, Page 63 & 64. Reference is here made to such plat for a more complete description of said lot."

TRACT TWO:

"Lot No. 2 in Block 1 of the West Side Addition to the City of Hopkinsville, a plat of which is of record in the office of the Clerk of the Christian County Court in Plat Book 1, Pages 63 & 64. Reference is here made to such plat for a more complete description of said lot."

There is excepted herefrom and not conveyed herein the following described property from Delmar Buckley and Joan A. Buckley, his wife, and Nancy Dean Jones and Barney L. Jones, her husband, to Steven R. Bearden by Deed dated April 13, 1992 and recorded in Deed Book 488, Page 703, at the Office of the Christian County Court Clerk and more particularly described as follows, to-wit:

BEGINNING at a PK nail in driveway, being the northwest corner of original Lot #1 and right of way of Kentucky Street; thence with said right of way of Kentucky Street; thence with said right of way South 01 degrees 24 minutes 33 seconds West, 75.05 feet to an iron pin; thence a line through Lots #1 and #2 North 89 degrees 18 minutes 28 seconds West, 102.67 feet to a steel fence post; thence with west line of Lot #2 North 00 degrees, 44 minutes, 06 seconds East, 77.65 to a steel fence post; thence with North line of Lots #1 and #2 South 87 degrees 51 minutes 58 seconds east, 103.58 feet to the BEGINNING. Containing 7873 square feet.

BEING Tract Fifteen of the same property conveyed to K & B Rentals, LLC by deed dated April 8, 2005 from Gary S. Keeton, et al, which deed is recorded in Deed Book 617, Page 197, Christian County Clerk's Office.

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END OF DOCUMENT  
Christian County