

THIS DEED made and entered into this the 10 day of December, 1999, by and between ARTHUR M. HANCOCK and MARY ALICE HANCOCK, his wife, of ³⁷⁶⁰~~3680~~ Princeton Road, Hopkinsville, Kentucky, 42240, FIRST PARTIES; JERRI SCRUGGS of 212 West 14th Street, Hopkinsville, Kentucky, 42240, Trustee, SECOND PARTY; and the ARTHUR M. HANCOCK DECLARATION OF LIVING TRUST, ARTHUR M. HANCOCK, TRUSTEE, of 3680 Princeton Road, Hopkinsville, Kentucky, 42240, THIRD PARTY.

WITNESSETH: For purposes of placing title to the hereafter described real estate in the legal name of the THIRD PARTY, and based upon the covenant and agreement of SECOND PARTY to immediately reconvey said real estate to the THIRD PARTY, his successors and assigns forever, FIRST PARTIES hereby grant and convey unto SECOND PARTY, as Trustee, for the purposes above mentioned, real estate situated in Christian County, Kentucky, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above-described real estate, together with all of the rights, privileges and appurtenances thereunto belonging or otherwise appertaining unto the SECOND PARTY, her successors and assigns forever, with covenant of GENERAL WARRANTY.

To comply with his covenant and agreement as above set forth, the SECOND PARTY hereby grants and conveys unto the THIRD PARTY, his successors and assigns forever, the above described real estate.

TO HAVE AND TO HOLD the above described real estate, together with all of the

Delivered to Arthur Hancock
6/17 2003

rights, privileges and appurtenances thereunto belonging or otherwise appertaining unto the
THIRD PARTY, successors & assigns forever, without warranty of title, either express or
implied.

Arthur M. Hancock

CONSIDERATION CERTIFICATE: This is a Trustee Deed without consideration. The
stated fair market values of all of the subject properties set forth on Exhibit "A" is \$203,650

IN TESTIMONY WHEREOF, witness the signatures of the FIRST PARTIES, SECOND
PARTY, and THIRD PARTY, this the day and year first hereinabove written.

FIRST PARTIES:

Arthur M. Hancock
ARTHUR M. HANCOCK

Mary Alice Hancock
MARY ALICE HANCOCK

SECOND PARTY:

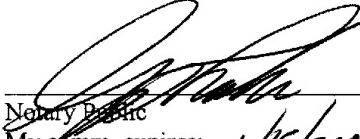
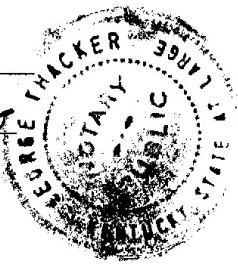
Jerri Scruggs
JERRI SCRUGGS

THIRD PARTIES:

Arthur M. Hancock
ARTHUR M. HANCOCK

STATE OF KENTUCKY)
)
COUNTY OF CHRISTIAN)

The foregoing deed and consideration certificate was acknowledged and sworn to before me, this the 10th day of December, 1999, by ARTHUR M. HANCOCK and MARY ALICE HANCOCK, his wife, FIRST PARTIES; JERRI SCRUGGS, Trustee, SECOND PARTY; and ARTHUR M. HANCOCK, TRUSTEE OF THE ARTHUR M. HANCOCK DECLARATION OF LIVING TRUST, THIRD PARTY.


Notary Public
My comm. expires: 1/15/2001


PREPARED BY:

THACKER, BICKEL, HODSKINS
& THACKER, L.L.P.
P. O. Box 39
209 West Fourth Street
Owensboro, Kentucky 42302-0039

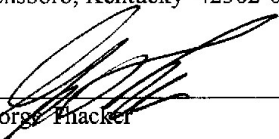
BY: 
George Thacker

EXHIBIT "A"

DEED BK 596 PG 437

DEED OF CONVEYANCE
FROM
ARTHUR M. HANCOCK AND MARY ALICE HANCOCK
TO
ARTHUR M. HANCOCK DECLARATION OF LIVING TRUST

Parcel 1TRACT I: (WESTERN PORTION)

Property located in Christian County, Kentucky, at the Northwest intersection of (Ky. Hwy. 1682) Hopkinsville By-Pass and Princeton Road (Ky. Hwy. 91).

BEGINNING at an iron stake in the Northwest right of way intersection of Ky. Hwy. 91 and Ky. Hwy. 1682, stake being 130 left of Station 46+50 - Ky. Hwy. 1682 (Hopkinsville By-Pass); Thence North 52 degrees 42 minutes 01 second West with right of way of Ky. 91 a distance of 280.64 feet to an iron stake; Thence North 63 degrees 11 minutes 01 second West with said right of way 94.50 feet to an iron stake, corner to Hancock Property; Thence North 37 degrees 20 minutes 00 seconds East with East line of said property 148.90 feet to an existing iron stake; Thence North 51 degrees 57 minutes 59 seconds West with North line of Hancock property 314.26 feet to an existing iron stake; Thence North 37 degrees 12 minutes 15 seconds East with Smiley property 45.50 feet to a stake; Thence North 50 degrees 32 minutes 55 seconds West with said property 148.55 feet to an iron stake; Thence North 37 degrees 55 minutes 59 seconds East with Spain property (Ridgehill Estates) 1,591.68 feet to an iron stake; Thence North 37 degrees 58 minutes 33 seconds East with Spain property 396.60 feet to a point in pond, corner to L.A. Hill property; Thence South 40 degrees 11 minutes 31 seconds East with said property 676.00 feet to an iron stake in right of way of Ky. Hwy. 1682 (Hopkinsville By-Pass); Thence South 38 degrees 39 minutes 54 seconds West with chord of curve 72.00 feet to an iron stake @ (160 ft. R/W); Thence South 32 degrees 09 minutes 56 seconds West with said right of way 388.03 feet to an iron stake @ (139 ft. R/W); Thence South 32 degrees 18 minutes 26 seconds West with By-Pass right of way 570.98 feet to an iron stake @ (130 ft. R/W); Thence South 33 degrees 12 minutes 22 seconds West with another line of By-Pass right of way 1,005.55 feet to the beginning, property containing 34.49 acres, more or less as per survey of Charles W. Billingsley Surveying Company, dated June 5, 1989. Property is subject to any previous recorded easements or right of ways.

THE FOREGOING TRACT is a portion of the same property conveyed to Luciana A. Hill and Mary Bryant Hill, jointly and in survivorship, by Melissa Litchfield Crowe, et al, by deed dated January 30, 1945, and recorded in Deed Book 204, Page 97, Office of the Christian County Court Clerk of Christian County, Kentucky. The said Luciana A. Hill died intestate a resident of Christian County, Kentucky, on or about February 1, 1951, and by virtue of the survivorship deed aforesaid, Mary Bryant Hill became the owner in fee simple.

AND FURTHER being a portion of the same property conveyed to Mary Bryant Hill by Ben S. Wood and Rachel Wood, his wife, February 11, 1953, recorded in Deed Book 235, Page 499, Office of the Christian County Court Clerk, and FURTHER being a portion of the same property conveyed to Mary Bryant Hill by U. L. Major and Hallie May Major, his wife, by deed dated April 4, 1952, and recorded in Deed Book 258, Page 137, Office of the Christian County Court Clerk.

Mary Bryant Hill died testate a resident of Christian County, Kentucky, and did devise and bequeath the foregoing property to Luciana A. Hill, Jr., Mary Alice Hill Hancock and Elizabeth Ann Hill, under the terms of her Last Will and Testament, recorded in Will Book 22, Page 294, Office of the Christian County Court Clerk, Christian County, Kentucky.

AND FURTHER, being the same real estate in which Mary Alice Hancock received a two-thirds undivided interest by deed of conveyance from Lucian A. Hill, by deed dated ~~December~~ ^{November} 30, 1999, appearing of record in the Christian County Court Clerk's Office in Deed Book 563, at page 380.

Parcel 2

Arthur M. Hancock

TRACT #1

"All that portion of said lands lying on East side of Sinking Fork of Little River, and bounded as follows:- Beginning at a large post oak, corner with T. T. Owen; thence with his line, N. 32 W. 32 poles to a stake, another corner with Owen thence with his line, N. 31 E. 32 poles more or less to the center of Sinking Fork aforesaid; thence down and with the meanders of said creek, and in the center thereof to a point in the center of same,

opposite the S.W. corner of the M. E. Owen tract; thence to her corner on East bank and 12 feet therefrom; thence up said creek, leaving 12 feet from said east bank and on top of same to T. E. Owen's corner; thence with her line, S. 75 E. 79 poles to a stone in Hurt's line and Bostick's corner; thence Hurt's line and Bostick's corner; thence Hurt's line S. 29-1/2 W. 18-1/2 poles to a stake, E. S. Owen's corner in the original line S. 75 E. 9 poles to a stake, said Owen's corner; thence S. 29-1/2 W. 4 poles to a stake, said Owen's corner; thence S. 75 E. 15-1/2 poles to a stake, near a gate post, original corner; thence the original line N. 29-1/2 E. passing corner of 6 acres at 56 poles in all 91-1/2 poles to the beginning."

TRACT #3

"The below described real estate, together with all and singular the appurtenances thereto in anywise appertaining lying in Christian County, Kentucky, on the East side of Sinking Fork of Little River, abutting thereon, and more fully described by metes and bounds as follows, to-wit: Beginning at a stake standing in the center of said creek, and in the center line of the old bridge that was formerly on the old Princeton Pike; thence with the center of said old pike S. 60-3/4 E. 3 P. 7 feet to a stake in said old road; thence S. 29-4/10 W. 3 P. to a stake on the East side of a new private pike; thence S. 17-1/10 W. 59 P. 18 feet to a stake, standing 42-4/5 E. from the center of a large black walnut; thence S. 60-3/4 W. 18 P. 5 1/2 feet to a stake on East side of said private pike; thence S. 35-3/10 W. 5 P. 12 feet to a gate post at East side of road and gate; thence with a division line N. 64-1/5 W. 2 P. 8 1/2 feet to a stake at the West side of an old private pike, and in the original

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line with James H. Cook; thence with said line N. 33-53/100 entering said Sinking Fork creek at 14 P. 6 feet in all 27 P. 8 feet to a stake in said creek, in the center of same; thence up and in the center of said creek with its meanders N. 9 1/2 E. 9 P. 13 feet N. 18-1/4 E. 54 P. to the beginning and containing 3 and 6/10 acres, more or less.

TRACT #3

The following described roadway located on the North-east side of the described property as shown of record in Deed Book 220, at page 258, and Deed Book 199, at page 371:

Beginning at a stake, thence South 64 $\frac{1}{2}$ East 41 $\frac{1}{2}$ feet; thence with the original line North 33.9 East 68 poles 5 feet; thence North 67.8 East 75 feet to a stake; thence South 52 $\frac{1}{2}$ West 37- $\frac{3}{4}$ poles; thence South 46- $\frac{3}{4}$ West 6 poles; thence South 32 $\frac{1}{2}$ West 6 poles; thence South 9 $\frac{1}{2}$ East 32 $\frac{1}{2}$ poles to the point of beginning.

AND BEING the same real estate conveyed to First Parties herein from Susan Morris, unmarried, by deed dated November 28, 1953, appearing of record in the Christian County Court Clerk's Office in Deed Book 239, at page 306.

Arthur W. Hanner

Parcel 3

TRACT #1

"The following described tract or parcel of land lying in western section of Christian County, Kentucky, on the south side of the Princeton Pike and on the Sinking Fork of Little River, described by metes and bounds as follows, to-wit:

Beginning in the fence of Mrs. Avis Wood Hill corner of land of said Miller and Will Atwood; thence with the division fence with said Atwood South 67- $\frac{1}{5}$ E. 89- $\frac{1}{8}$ poles to a king post in said fence at the junction of cross fence; thence with said cross fence, North 33- $\frac{4}{10}$ East 63 Poles 10- $\frac{1}{2}$ feet to a stake, in the field (this fence bends to the west on top of hill); thence North 64- $\frac{1}{5}$ West 89- $\frac{6}{10}$ poles to a stake on the west side of a private roadway; thence (supposed) with the original line South 33- $\frac{9}{100}$ West 68 poles 5 feet to the point of beginning, and containing 36- $\frac{1}{4}$ acres, more or less.

However there is excepted from the above described tract of land and not conveyed hereunder the following described tract which was conveyed to Amy Wood Miller, et al, by deed dated July 20, 1946, from Lucian Arthur Hill and wife, Mary Bryant Hill, which deed is of record in Deed Book 220, page 268, Christian County Court Clerk's Office:

"The following described real estate lying and being in the western central section of Christian County, Kentucky, near and east of the Sinking Fork of Little River, south of the Princeton Pike about five miles west from Hopkinsville and being more fully described by metes and bounds as follows, to-wit:

Beginning at a sycamore in the original west line, 75 feet from a stake in the original west line, 75 feet from a stake in the original west line, and corner with W. G. Atwood; thence with the division line with said Atwood, South $67\frac{1}{5}$ East 84 poles $9\frac{1}{2}$ feet to a king post in said fence at the junction with a cross fence; thence with said cross fence North $33\frac{4}{10}$ East 63 poles $10\frac{1}{2}$ feet to a stake in the field (this fence bends to west on top of hill); thence North $64\frac{1}{5}$ West $87\frac{1}{10}$ poles to a king post in the east side of a gate and private new road and $41\frac{1}{2}$ feet before leaving the original line at the west side of the old private road; thence South $9\frac{1}{2}$ west $32\frac{1}{2}$ poles to a stake; thence south $32\frac{1}{2}$ west following a right curve 6 poles to a stake; thence south $46\frac{3}{4}$ west 6 poles to a stake; thence south $52\frac{1}{2}$ west $27\frac{3}{4}$ poles to the beginning and containing $32\frac{24}{100}$ acres, more or less."

TRACT #2:

"Lying in Christian County, Kentucky, on east side of Sinking Fork of Little River abutting thereon, and more fully described by metes and bounds as follows, to-wit: Beginning at a stake standing in the center of said creek, and in the center line of the old bridge that was formerly on the old Princeton Pike; thence with the center of said

old pike South $66\frac{3}{4}$ East 6 poles 7 feet to a stake in said old road; thence South $29\frac{4}{10}$ West 8 poles to a stake on the east side of a new private pike; thence South $17\frac{1}{10}$ west 68 poles 15 feet to a stake, standing $42\frac{4}{5}$ east from the center of a large black walnut; thence south $60\frac{3}{4}$ West 15 poles $6\frac{1}{2}$ feet to a stake on east side of said private pike; thence South $35\frac{3}{10}$ West 5 poles 15 feet to a gate post at east side of road and gate; thence with a division line north $64\frac{1}{5}$ west 2 poles $8\frac{1}{2}$ feet to a stake at the west side of an old private pike, and in the original line with James H. Cook; thence with said line North $33\frac{83}{100}$ entering said Sinking Fork Creek at 14 poles 6 feet in all 27 poles 8 feet to a stake in said creek in the center of same; thence up and in the center of said creek with its meanders north $9\frac{1}{2}$ E. 9 poles 13 feet North $18\frac{1}{4}$ East 54 poles to the beginning, and containing 3 and $6\frac{1}{10}$ acres, more or less."

AND BEING the same real estate conveyed to First Parties herein from Mary Brant Hill, widow, by deed January 9, 1963, appearing of record in the aforesaid Clerk's Office in Deed Book 563, at page 700.

Arthur P. Hancock

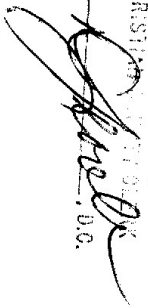
Parcel 4

Beginning at a stake in North R/W of said road, being the Southeast corner of Winfield Owen property; thence North 34 degrees 07 minutes East with said property 235.64 feet to a stake, a new corner to the Hill property; thence South 55 degrees 20 minutes East with a new line through the Hill property 314.04 feet to a stake; thence South 34 degrees 07 minutes West with another new line to said property 218.80 feet to a stake in North R/W of Ky. 91; thence North 58 degrees 25 minutes West with said R/W 314.28 feet to the beginning. Property contains 1.64 acres, more or less.

There is excepted from the above description a certain portion, which was conveyed to the Commonwealth of Kentucky Department of Highways by deed dated January 22, 1975 from James E. Higgins, Master Commissioner, which deed is found in Master Commissioner Deed Book 10, page 91, said excepted parcel being generally described as follows:

Beginning at a point in the right of way of Kentucky Highway #91, being the southwest corner of the original 1.64 acres, thence following said highway right of way South 58 degrees 25 minutes East 314.28 feet to the original southeast corner of the property; thence North 34 degrees 07 minutes East approximately 70 feet to a new corner in the southeast property line; thence in a straight line in a northwesterly direction to a point in the northwest property line of the original 1.64 acre parcel, which point is located approximately North 34 degrees 07 minutes East 22 feet from the point of beginning; thence following the northwest property line South 34 degrees 07 minutes West 22 feet to the point of beginning.

AND BEING the same real estate conveyed to First Parties herein from Mary Bryant Hill, widow, by deed dated October 1, 1975, appearing of record in the Christian County Court Clerk's Office in Deed Book 376, at page 184.

BY  J. H. Hill, D.C.
CHRISTIAN COUNTY COURT CLERK
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DOCUMENT