


**COMMISSIONER'S DEED  
CHRISTIAN CIRCUIT COURT,  
DIVISION I  
CIVIL ACTION NO. 17-CI-00648**

  
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Page 1 of 5  
Fees: \$23.00  
Christian County, KY  
Michael Kem County Clerk  
BK **34** PG **586-590**

**THIS DEED** is made and entered into on this 28 day of June, 2019, by and between **Lee M. Harton**, Master Commissioner of the Christian Circuit Court, Party of the First Part, and **Dallas Brawner**, single, Party of the Second Part, the address of the Party of the Second Part being 1202 South Main Street Hopkinsville, KY 42240.

**W I T N E S S E T H :**

**THAT WHEREAS**, on April 18, 2019, a Judgment and Order of Sale was entered by the Christian Circuit Court in a case styled "Planters Bank, Inc., a kentucky banking corporation, Plaintiff, against James D. Byars Jr., Elko B. Byars, Lewis T. Irvin, Mary A. Irvin, Christian County, KY. and City of Hopkinsville, KY., Defendants," in which the Court ordered the within described property to be sold by the Master Commissioner after first having said property appraised under oath by two disinterested intelligent housekeepers of the county and advertising said sale according to law;

**AND WHEREAS**, on June 17, 2019, said property was offered for sale at the Christian County Courthouse, and Dallas Brawner, single, being the highest bidder, became the purchaser of same at a price of \$8,000.00 on 607 Cypress Street, Hopkinsville, KY. and \$26,000 on 1400 Phelps Avenue, Hopkinsville, KY., totaling \$34,000.00, whereupon the Master Commissioner made his report to the Court which, after lying over more than ten days, was confirmed by order of the Court entered July 11, 2019;

**AND WHEREAS**, the said, Dallas Brawner, has paid the entire purchase price to the Master Commissioner.

Delivered to Dallas Brawner  
1202 S. Main  
JUL 24 2019 20

**NOW THEREFORE**, in consideration of the premises and in obedience to the aforesaid Order of Confirmation, the Master Commissioner has this day bargained and sold and does by these presents confirm and convey in fee simple unto the Party of the Second Part, its successors and assigns, all of the right, title and interest of Planters Bank, Inc., a kentucky banking corporation; James D. Byars Jr., Elko B. Byars, Lewis T. Irvin, Mary A. Irvin, Christian County, KY. and City of Hopkinsville, KY., in and to the real property situated at 1400 Phelps Avenue and 607 Cypress Street, Hopkinsville, Christian County, Kentucky, and more particularly described as follows, to wit:

1400 Phelps Avenue, Hopkinsville, KY 42240

BEING Lot No. 7 in Block F as shown on the plat of Cooper's Addition to the City of Hopkinsville, which plat is recorded in the Office of the Christian County Clerk, in Deed Book 125, Page 306, reference to which plat it hereby made for a more particular description. Said lot fronts 50 feet on the east side of Phelps Street and runs eastwardly between parallel lines a distance of 135½ feet.

BEING the same property conveyed to James D. Byars and Eiko B. Byars, his wife, by deed dated February 28, 2012 from Deborah M. Tomberlin, et al., which deed is recorded in Deed Book 684, Page 349, Christian County Clerk's Office.

607 Cypress Street, Hopkinsville, KY 42240

A certain lot or parcel of ground lying and being in Christian County, Kentucky, and being a portion of the lot located on the North side of Canton Pike, which is designated as Lot 12 of what is known as the Canton Addition, of which Plat is of record in Christian County Clerk's Office, in Deed Book 158, Page 234, and to which reference is hereby made. The said portion herein conveyed BEGINS at a point on the West side of New Street 127½ feet North of the north side of the Canton Pike; thence in a Northerly direction with the West side of New Street 37½ feet more or less to a point which is the Northeast corner of Lot 12, Canton Addition; thence in a Westerly direction with the line of Lot 12, 75 feet more or less to T.C.R.R. right of way; thence with the T.C.R.R. right of way in a Southerly direction to a point; thence in an Easterly direction in a line parallel to and distance 127½ feet from the North side of the Canton Pike to a point in the West edge of New Street, the point of beginning.

BEING the same property conveyed to James Byars and Eiko Byars, his wife, by deed dated June 25, 2007 from Margaret Delaney, single, which deed is recorded in Deed Book 643, Page 257, Christian County Clerk's Office.


  
Lee M. Harton  
Master Commissioner

COMMONWEALTH OF KENTUCKY )  
:SCT  
CHRISTIAN CIRCUIT COURT )

I, Paige Parker, Clerk of the Christian Circuit Court, do hereby certify that on the 11 day of July, 2019, this deed from Lee M. Harton, Master Commissioner, to Dallas Brawner, single, was produced in Court and duly acknowledged by the said Master Commissioner to be his act and deed for the purpose therein mentioned, and being examined and approved by the Court, is ordered to be certified to the Christian County Clerk for recording.

PAIGE PARKER, CLERK

By: Mona Fowler, D.C.



**Consideration Certificate and Tax Bill Address**

The property tax bill for the current tax year may be sent to:

Dallas Brawner  
1202 South Main Street  
Hopkinsville, KY 42240

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in execution of this deed for the purpose of certifying the consideration and the tax bill address pursuant to KRS 382.135.

  
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**LEE M. HARTON**  
Master Commissioner

  
\_\_\_\_\_  
**DALLAS BRAWNER**

**My commission expires:**

1/13/2021  
Diana Henson  
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY )  
 ) :SCT  
COUNTY OF CHRISTIAN )

**My commission expires:**

1/13/2021  
 Maria Henson  
 NOTARY PUBLIC

Lee M. Harton, Master Commissioner  
1606 South Main Street  
P. O. Box 1009  
Hopkinsville, Kentucky 42241  
(270) 886-1099

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