

****Estate Auction**1450+/- sqft Home on 2 Acres**Personal Property**



Date: Saturday APRIL 12 2008 10:00AM

**Location & Directions: 544 Trousdale Ferry Pike
Lebanon Tn 37087**

Directions: I-40 east to Watertown / Lebanon exit (239b) toward Lebanon to Right Trousdale Ferry Pike to sale on right. Follow Signs

Description:

**Estate of Margaret Louise Bennett
All Brick home built in 1987
1450 +/- Sqft
3 bedroom 1.5 bath
Formal Dining / Formal Living
Kitchen with eat-in area
Large 2.0 Acre Lot
24x26 Detached Garage
refrigerator / washer-dryer**

SOLD AT PUBLIC AUCTION on April 12th 2008 10:00AM

Personal Property List: 1969 Cadillac Coop DeVille Convertible (sold with reserve), 2 victorian claw foot couches, 4 claw foot chairs 2 marble top coffee tables, 2 marble top end tables, 2 sets of glass lamps, glass trinkets claw foot curio cabinet, **china 8 piece set**, milk glass, tea set, pictures, couch and 2 chairs, desk, twin bed, dresser, chest of drawers, **queen bedroom suite** (bed, dresser, chest of drawers, night stand, cedar chest) fostoria glasses, carnival glass, misc china plates, lost of misc glassware, lots of home décor, washtub and pitcher, curtains, **14 riffles/ shotguns**, (bolt action Rifle, Hopkins & Allen 12 gauge, Revelation model 105, 2 Liberty Arms 12 gauge, Crossman air gun, Remington Arms Model 41, Marlin Firearm Co Model 60, Marlin Firearm Co. Model 30AW 30-30 lever action, Enders Royal American double barrel 12 gauge, 2 Meteor Bedgium double barrel 12 gauge, Harrington & Richardson Bay state 12 gauge, 2 Foreign Rifles) claw foot dining table w/ leaf, oak table 4 chairs w/ leaf, buffet table, push mower, **Murray 17 hp 42' riding mower**, yardtools, 6' step ladder, old White Steel refrigerator (coca-cola), outdoor glider rocker

Terms:

Sale Date Terms: Pay 10% non-refundable earnest money deposit and sign purchase contract Balance due day of deed. Contact auctioneer for auction terms that are tailored to your needs.
Title: Seller to provide Purchaser with Title Insurance at closing.
Possession: Day of Deed
Closing Date: Closing to be on or before April 25th 2008 unless arrangements are made before final bid.
Taxes: Taxes will be pro-rated as of day of deed.

NON-QUALIFYING AUCTION BANK TERMS PROVIDED BY:

WILSON BANK & TRUST Lebanon



Terms for improved lot are as follows: 20% down payment, initial interest rate 5.5% adjusted annually to prime +1 % amortized over 10 years with interest payments quarterly principle payments annually These are non-qualifying bank terms subject to the following: the required down payment: buyer completing a credit application: buyer not being in bankruptcy: the note will be secured by a first mortgage deed of trust on the property: terms are available to individuals, not corporations: a trustee must have a satisfactory trust agreement. There will be a \$250.00 origination fee on each loan and there is no prepayment penalty. Any loan of \$250,000.00 or more will require an appraisal. The loan will then be based on the appraisal or the purchase price; whichever is the smaller of the two.

Contact ken Dill @ Wilson Bank & Trust for more information 615-443-6101

All Property Sold As Is Where Is No Warranties Given or Implied

Referring Agent: Ronnie and Joy Wooden Crye-Leike Realtors Mt Juliet 615-585-7391

**For More Info
Contact:**

Master Auctioneer Bob Lannom (615)804-1341

Master Auctioneer Brandon Gunnels (615)830-9635











