

AUCTION



1806 POINTE CT.

LEBANON TN 37087

Date:

SATURDAY AUGUST 23RD 2008 10:00 A.M.

**Location
&Directions:**

1806 Pointe Ct. Lebanon Tn 37087

Directions: From Nashville, I-40 East to exit 232b (hwy 109 N)

7.5 miles to (right) Academy Rd. 3.5 miles to (left) Point Barton

To (left) Pointe Ct. Auction on Left.

Description:

**BEAUTIFUL NEW BRICK / STONE HOME ON WEST
SIDE OF LEBANON* 3 BEDROOMS 2.5 BATHS*
GREAT OPEN FLOOR PLAN WITH LOTS OF
UPGRADES* HARDWOOD AND TILE FLOORS
COMPLIMENT THIS LARGE KITCHEN WITH CUSTOM
CA BINETS AND CORIAN COUTERTOPS*
WONDERFUL MASTER SUITE WITH LARGE MASTER**

BATH AND SITTING AREA WITH PRIVATE FIREPLACE* 2 CAR ATTACHED GARAGE ON MAIN LEVEL * 1 CAR GARAGE WITH LARGE SHOP AREA IN BASEMENT* APPRX 600 SQFT IN BASEMENT UNFINISHED WITH PARTIAL STUBED IN PLUMBING*GREAT YARD IN NICE NEIGHBORHOOD* A MUST SEE!!!

Terms:

SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract, plus 10% at closing for a total of 20% down if bank terms accepted. Contact auctioneer for auction terms that are tailored to your needs. Balance due day of deed if terms not accepted. **Title:** Seller to provide Purchaser with Title Insurance at closing. **Possession:** Day of Deed. **Closing Date:** Closing to be on or before September 15th 2008 unless arrangements are made before final bid. **Taxes:** Taxes will be pro-rated as of day of deed. 2007 Property taxes \$2057.00 **Termite:** Seller to provide clear termite letter to purchaser at closing.

Non-Qualifying Auction Bank Terms

Provided by: Pinnacle Financial Partners

Terms for improved lots are as follows: 20% down payment, loan at 80% loan to value of final purchase price: rate 5.95% fixed for 2 years, amortization 20 years: balloon at end of 2 years. 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 .50% origination fee of loan amount on each loan and there is no prepayment penalty. Subject to satisfactory identification and OFAC verification. Pinnacle will require borrower to provide financial documentation such as tax returns and personal financial statement/application.

Call Deanna Tompkins at (615)907-2728 for more information

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



Referring Agent: Tommy Williams Crye-Leike Mt Juliet (615)828-7149

For More Info Contact: Master Auctioneer -- Bob Lannom (615)804-1341
Master Auctioneer – Brandon Gunnels (615)830-9635





Front View



Front View 2



Back View



Kitchen



Master Suite