

# **AUCTION**



## **506 Hillview Dr. Mt. Juliet TN 37122**

Date:

**SATURDAY September 20th 2008 10:00 A.M.**

**Location  
&Directions:**

**506 Hillview Dr. Mt Juliet Tn 37122 Hillview Estates Subdivision**

**Directions: From Nashville, I-40 East to N Mt Juliet Rd (exit 226b) Apprx 2.5 miles to (left) Hillview Dr. to Auction at 506 Hillview Dr. Follow Signs**

**Description:**

**Well Maintained All Brick Home in Hillview Estates Subdivision \* Three Bedrooms \* 2 Full Bathrooms \* Kitchen and Dining room Combo \* large Living Room \* Blacktop Driveway \* Large lot with mature trees \* Storage building \* A must see \* Selling to the highest bidder day of auction**

**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 30th 2008 unless arrangements are made before final bid. **Taxes:** Taxes will be pro-rated as of day of deed. 2007 Property taxes \$638.00 **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 6.25% fixed for 3years, amortization 15 years: balloon at end of 3 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 1% 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 Phil Smart at (615)773-6600 for more information**

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

**Personal Property Terms: Cash or good Check day of auction.**

#### **Personal property sold Day of Auction**

1991 white Lincoln Town car(167,000 miles), couch and matching chair, 2 rocking chairs, Lazy boy recliner, queen bed, dresser, chest of drawers, wash stand, antique wash stand, kitchen table and chairs, washer and dryer, dishwasher, lot of lamps, oil lamps, sofa table, coffee table, end tables, pie safe, large china cabinet, lots of costume jewelry, old time white kitchen cabinet w/flour sifter, suitcases, RCA TV, 2 small TV's, CD's, 3 vacuums, quilt tops, 2

silk plants, lots of trinkets, treadmill, old coke bottles, misc. decor/pictures, glassware, misc. china, milk glass, canning jars, Denim Days figurines, cedar chest, sewing material/patterns, cedar armoire, sled, wall shelves, yard tools, book case, linens, books, homemade dolls, lots of Christmas décor, 4 Christmas trees, Hallmark Christmas figurines, misc. kitchen dishes/pots and pans, card tables, glass transistors, refridgerator, lot of catering dishes/supplies, 2 big coffee makers, trays, decorative wood shelves...Lots more .. TOO MUCH TO LIST

**Referring Agent:** **Tommy Williams Crye-Leike Realtors Mt Juliet 615-828-7149**

***For More Info  
Contact:***

**Bob Lannom (615)804-1341**

**Master Auctioneer 40 + Years**

**Brandon Gunnels (615)830-9635**

**Master Auctioneer 10+ Years**



**MT. JULIET - 754-8999  
FIRM LICENSE 1473**

