

ABSOLUTE AUCTION



**305 MAIN ST.
Mt. Juliet TN 37122**

Date:

SATURDAY NOVEMEBR 15TH 2008 10:00 A.M.

**Location
&Directions:**

305 MAIN ST Mt Juliet Tn 37122

Directions: From Nashville, I-40 East to N Mt Juliet rd (exit 226b) North on Mt Juliet Rd. to (left) West Division St to (left) Main St. to (left) 305 Main St of Left. Follow Auction signs

Description:

**Great Home in the heart of Mt Juliet Nice
2 Acres with quiet creek at back property
Line well maintained home 1750+/- SqFt
Hardwood Floors New Windows Large 30 x
40 Detached 2 car garage / Workshop This
is a must see property.**

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 November 25th 2008 unless arrangements are made before final bid. **Taxes:** Taxes will be pro-rated as of day of deed. **2007 Termite:** Seller to provide clear termite letter to purchaser at closing.

**Non-Qualifying Auction Bank Terms
Provided by: Wilson Bank & Trust**

Terms for improved lots are as follows: 20% down payment, loan at 80% loan to value of final purchase price: rate 6.% adjusted annually to prime +1% 7 year term with monthly or quarterly interest payment annual principal

payments 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 of loan amount on each loan and there is no prepayment penalty. Subject to satisfactory identification and OFAC verification.

Call Gary Smith for more information (615)754-0600

**All Property Sold As Is Where Is No Warranties Given or Implied
Refrigerator, coffee table, dishwasher(portable), dining
table, hutch, wood chairs, wrought iron furniture, ceramic
collectibles, concrete garden fixtures, pictures, wall
clock, angel collection, stemware glasses, Rudolph
Wurlitzer piano & bench, HOT TUB, garden tools, ladder, ,
cast iron stove cleaner, cast iron kettle, Christmas
decorations, window AC unit, Tivo unit of TV, weed eater,
Snapper Riding lawn mower, Pine bench Storage building**

Personal Property Terms: Cash or good Check day of auction.
All Personal property sold Day of Auction

Referring Agent: Bill Edwards 615-516-4736 Crye-Leike Realtors Mt Juliet
Suzanne Karr 615-479-8779 Crye-Leike Realtors Mt Juliet

***For More Info
Contact:***

Bob Lannom (615)804-1341

Master Auctioneer 40 + Years

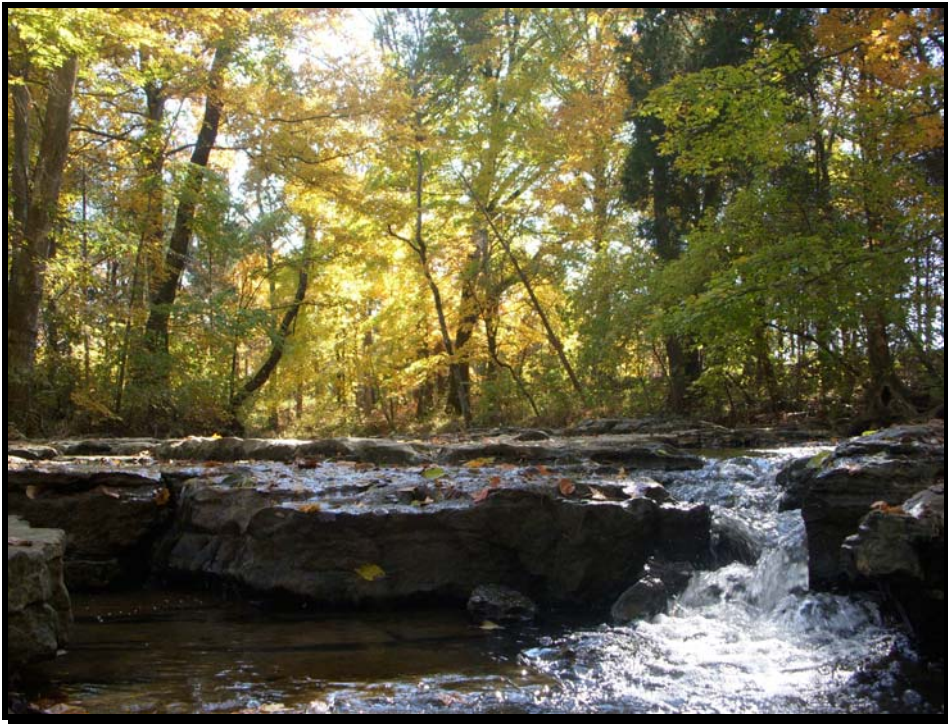
Brandon Gunnels (615)830-9635

Master Auctioneer 10+ Years



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

[Insert additional photos here ...]



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