

4468 BATON ROUGE DR, HERMITAGE
Buy a Large Brick Home for a Fraction of the Price

ABSOLUTE AUCTION



Date:	SATURDAY, SEPTEMBER 12TH @ 11:00 A.M.
Inspection Time:	September 12 th @ 10:00 A.M.
Location & Directions:	4468 Baton Rouge Drive, Hermitage, TN Location: I40 East. Hermitage Exit to Old Hickory Blvd. Right on Andrew Jackson Pkwy. Right on Albany. Right on Baton Rouge. Home is on the Right.
Description:	Large brick home in established neighborhood. 3BR, 2 1/2 Bath. Approx 2245 sq ft. 2 Car garage with door opener, carport, beautiful hardwood floors, rec. room with fireplace, full bath with utility down. Extra closets, ceiling fans, elevator. Room off kitchen can be used as den/dining area. Covered patio/deck. Built in approx 1969. Large paved driveway, front porch, beautiful level yard. Newer HVAC & water heater.
Terms:	NON-QUALIFYING BANK TERMS: 20% Cash down. Balance payable in 10 equal annual principal payments with interest only payments due quarterly @ 6% Fixed for the first year. Interest rate adjusted annually to Prime + 1% with a 6% floor. . \$350 Processing Fee. Buyer must fill out an application. Loan amount subject to an appraisal paid for by the buyer. Call JB Owens with First Freedom Bank at 615-470-1306 or 615-444-1280 for further loan information. SALE DATE TERMS: 10% Down, Non-Refundable cash or good check and sign purchase contract. Title Insurance provided by seller and taxes pro-rated. 1 Year warranty available. Closing on or before September 25th, 2009.

**2% Realtor Referral — Agents Must Pre-Register 48 Hours in Advance
and be at the Auction**

Referring Agent:

Jennifer Hunley, Listing Agent 615-754-8999

***For More Info
Contact:***

**Jimmy Deatruck, Auctioneer
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deatricj@realtracs.com**