

**TWO ADJACENT HOUSES
3-BEDROOM BRICK
2-BEDROOM FRAME**

ABSOLUTE AUCTION

**SATURDAY MARCH 13, 2010 @ 10:00 A.M.
LOCATED 720 HARTSVILLE PIKE AND
416 HILLCREST STREET, LEBANON, TENNESSEE**

DIRECTIONS: From Lebanon Public Square, go North Cumberland Street (Hwy. 231 North) to the 2nd traffic light, turn right on High Street (70 Bypass), go to the first traffic light, turn left on Hartsville Pike (Hwy. 141), go 3/4 mile to 720 Hartsville Pike, 416 Hillcrest is directly behind 720 Hartsville Pike. **WATCH FOR SIGNS.**

EXCELLENT LOCATION – IDEAL FOR HOME OR INVESTMENT



720 HARTSVILLE PIKE



416 HILLCREST STREET

720 HARTSVILLE PIKE: Brick House w/ vinyl trim built in the sixties, consists of living room, kitchen-dining area combination with built-in cabinets, three bedrooms, bath with tub/shower combination, semi-converted garage with washer and dryer connections, hardwood floors in several rooms, breaker box, central gas heat and electric air unit, city water & sewer, corner lot fronts 96 feet on Hartsville Pike and 100 feet on Hillcrest.

416 HILLCREST STREET: Remodeled Frame House w/ concrete porch and vinyl siding exterior consists of living room, kitchen-eating area with built-in cabinets, two bedrooms, tiled bath, utility room, 1-car garage, central gas heat and electric air, concrete drive, city water & sewer on nice level lot fronting Hillcrest 85 feet x 136 deep (irregular). Currently rented for \$550 per month.

These adjoining houses are located at the corner of Hartsville Pike and Hillcrest Street. Both houses have been well maintained and are in good condition. Buy one or both.

CALL JIM AGEE @ 615-444-0909 FOR FURTHER INFORMATION.

WILSON BANK & TRUST TERMS

20% cash down, balance payable over 10 years, monthly payments, at 6% interest for the first year, interest adjusted annually. Call Ken Dill or Ron Ballard at 615-444-2265 for further loan information.

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed or take the bank terms above.
TITLE: Sellers will furnish warranty deeds; prorate 2010 property taxes; give possession with deed, subject to tenants month-to-month lease.
LEAD BASED PAINT/MOLD DISCLOSURE: These houses were built prior to 1978 and may contain lead-based paint and/or mold. Prospective buyers may have house checked prior to sale date.
BUYERS, WE ENCOURAGE YOU TO MAKE ANY AND ALL INSPECTIONS PRIOR TO SALE DATE, SELLING "AS IS."

**PART OF MRS. JEWEL PRICE ESTATE
BILLY PRICE & LINDA HAILEY, CO-EXECUTORS**

728 WEST MAIN STREET, LEBANON, TENNESSEE • 615-444-0909

JIM AGEE #0782 FIRM LICENSE #177 CLAY SANDERS #4894
 JAY WHITE #2309 HARRY BENNETT #2769 PHIL BRYANT #3847

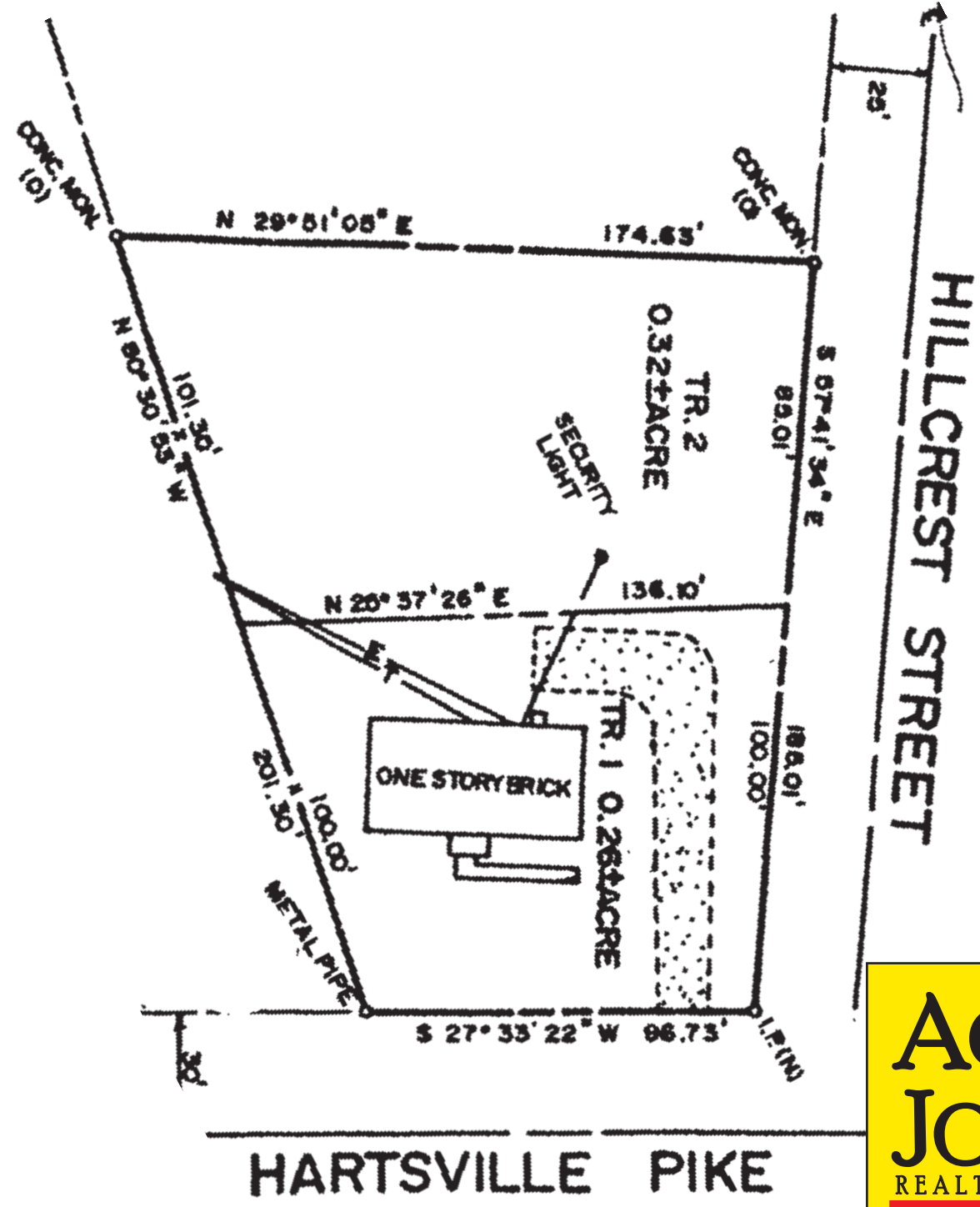
www.ageeandjohnsonauctions.com



VIEW OF REAR - 720 HARTSVILLE PIKE



VIEW OF REAR - 416 HILLCREST STREET



ALL INFORMATION BELIEVED TO BE CORRECT, HOWEVER, NOT WARRANTED OR GUARANTEED. THE PROPERTY IS BEING SOLD ON A "AS-IS, WHERE-IS" BASIS. ANNOUNCEMENTS MADE SALE DATE TAKE PRECEDENCE OVER ALL ADVERTISING.