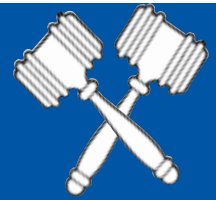




AUCTION



SATURDAY, JAN. 31ST, 2009 • 10:07 A.M.



105 & 107 Sims Hill Road • Elizabethton, TN

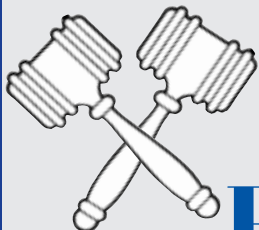
DIRECTIONS: From Elizabethton take 19E towards Hampton. Pass the Stateline Drive-In Theater and turn right onto Stateline Road and take an immediate left. Turn right onto Coal Chute Road; left on Sims Hill Road. Property on left.

REAL ESTATE: Great rental opportunity. Two houses on separate parcels. The first is a three bedroom, one bath that is currently rented for \$425.00 per month. The second is a fixer-upper doublewide situated on 1.785 acres that would also make a good rental property. Properties will sold individually and as a whole.

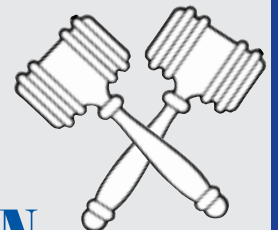
TERMS: 15% down, by cash or good check, day of sale; balance due 30 days.

According to Government regulations we are required to give notice Lead Based paint may exist. Any person has the right to inspect the building within 10 days prior to the auction. A waiver must be signed day of sale.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL OTHERS



RANDALL BIRCHFIELD REAL ESTATE & AUCTION



501 East E Street • Elizabethton, TN 37643 (423) 543-5959 TFL 2458

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