

Court Ordered Real Estate Auction

By Order of Chancery Court

64.96 Acres in Leiper's Fork Community

3501 Bailey Road, near the intersection with Floyd Road, Franklin, TN

Saturday, July 11 • 10:30 AM

- Electricity – Middle Tennessee Electric Corporation has overhead power lines that currently run parallel with Bailey Road and could serve the subject property.
- Water – Currently, HB & TS Utility District provides an 8" water line that ends just east of the subject property on the south side of Bailey Road, adjacent to Beechwood Plantation.
- Estate zoning establishes guidelines that any development is to be served by septic systems.
- Zoning: E (Estate Zoning)
- Estimated Real Estate Taxes: Annual Williamson County taxes are approx. \$362.17. Property is currently on Greenbelt program.
- Williamson County schools are consistently ranked as one of the top school systems in the state of Tennessee

DIRECTIONS: Traveling south on I-65, take exit #65/Franklin/Murfreesboro. Turn right on Murfreesboro Road and travel 2.8 miles into downtown Franklin. Turn left onto Bridge Street (which turns in to New Highway 96W) and travel 5.1 miles. Turn left on to Old Hillsboro Road (TN-46) and travel 4.6 miles. Turn left onto Floyd Road and travel 1.8 miles. Bear left at stop sign onto Bailey Road and travel 7/10 mile to auction location on left.

TERMS: Successful bidders will deposit 10% of the purchase price on sale day in the form of cash, cashier's check, personal or company check plus a real estate sales contract must be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF CHANCERY COURT CONFIRMATION TO BE HELD ON JULY 20 AT 9:00AM. NO EXTENSIONS AVAILABLE. CLOSING MUST OCCUR ON OR BEFORE MONDAY, AUGUST 10, 2009.

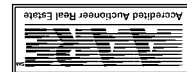
Dated Material • Do Not Delay

Pass It On... If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.

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Ideally located in the heart of Leiper's Fork



Just minutes from Franklin



- Over 3,500' road frontage on Bailey Road
- Numerous building sites with beautiful mountain views
- Excellent development tract or personal estate
- Home to numerous country music and entertainment stars
- Currently ranked 16th in the nation for wealthiest counties, according to Forbes magazine.

In conjunction with:

**McArthur
Sanderson**

Real Estate

Tom McArthur
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