

BOTTLE HOLLOW LODGE

AUCTION

CATALOG

SUNDAY JUNE 26, 2011

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INFORMATION
800-482-0775 (24/7)
www.theauctionway.com

The Auction Way Company
7A New Airport Road
LaGrange, Ga. 30240
Gerald Bowie, Broker/Auctioneer #936
706-884-3062 Office

All information in this catalog or any other advertisements was furnished to us by sources believed to be reliable, but is not guaranteed. Buyers' are responsible for their own due diligence.

AS A BUYER YOU SHOULD KNOW

SALE SCHEDULE: Sunday, June 26, at 3:00 PM.

PROPERTY LOCATION: 475 Bottle Hollow Road, Shelbyville, Tennessee 37160

FARM/AUCTION SITE DIRECTIONS: From Shelbyville take hwy 82 approximately 6.5 miles to Old Flat Creek Road, take left, go .1 (one tenth) mile to Hilltop Road and turn left, go 1 mile and turn left on Bottle Hollow Road, go 1.5 miles to property on the left. From Shelbyville take hwy 130 6 miles and turn right on Bottle Hollow Road, go to property on the right.

INSPECTION: By appointments anytime. Auction personnel will be on site from 2:00 P.M. until 5:30 P.M. on Saturday and Sunday June 11, 12, 18, 19, Friday 24, Saturday 25, and from 11 A.M. to auction time on Sunday 26th. Real Estate may be viewed by an appointment, for a personal private tour. You are welcome to drive the property in your vehicle or ours. Furniture may only be viewed at the open houses.

SURVEY: See Terms and Conditions.

BUYER'S PREMIUM: Ten (10) percent will be added to the accepted bid on the real estate, to arrive at the contract price.

HOW PROPERTY SELLING: Sells subject to the seller's confirmation: Property will be offered in parcels and/or as a whole, with the sale order and how offered, at the sole discretion of the auctioneer in charge.

TERMS ON REAL ESTATE: See Terms and Conditions, in bid package or the web site.

CLOSING DATE AND POSSESSION: Must occur on or within 30 days of the auction, by and at the office (or by mail) of Bobo, Hunt, White and Nance, 111 West Side Square, Shelbyville, Tn. 37160; 931-684-3327 Possession will be given at closing,

NOTICE: Prospective buyers should contact auction personnel or check web site for additional information. The catalog/due diligence package contains the terms and conditions, survey plat, a copy of the purchase contract you will be required to sign and other valuable information. A large survey plat is available upon request.

ANNOUNCEMENTS: From the auction box auction day will take precedence over any printed or spoken information contained in any advertisements.

Web SITE: Please go to our web site for more complete and current information. Everything is there for you to review and is updated with more current information.

Co-Brokers: Your participation is invited - a 20% of the total commission collected, commission will be paid to qualified broker that brings a buyer that closes. Co-brokers agreement is located on web site. This co-broker's agreement must be completed and turned in to auctioneers by 5 P.M. Saturday, June 25th; no exceptions.

AUCTIONEER/TN BROKER: Gerald A. Bowie, TnAucLic # 936. Firm 2365;
TnREBrokerLic# 217356

SPECIAL THANKS: To George Hamilton, of Hamilton Land and Auction Company, Pikeville, TN. Tennessee Auctioneer/Broker and longtime personal friend for his help and assistance.

INFORMATION / APPOINTMENTS

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THE AUCTION WAY COMPANY

PO Box 1663

7A New Airport Road

LaGrange, Ga. 30240

Office 706.884.3062

Fax: 706-884-3064

SALE SITE PERSONAL AND CELL PHONES: Gerald Bowie 706.302.0302, George Hamilton 423-802-0296

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TERMS AND CONDITIONS

REPRESENTATIVES: The Auction Way Company / Gerald A. Bowie, Broker, represents the Owners/Sellers, by separate agreement.

DISPUTES: The auctioneer in charge will settle any disputes as to bids. Auctioneer's decision on such matters will be final.

ANNOUNCEMENTS: Announcements from the auction box shall take precedence over the information received from advertisements, catalogs or elsewhere. All information published was furnished to us by sources believed to be reliable but is not guaranteed. Buyers are responsible for their final "Due-Diligence".

CONTINGENCY: There are no contingency for financing, nor any other contingencies. All properties are selling "as is" with no warranties expressed or implied.

RESTRICTIONS: : Buyer will take title to any property purchased at the auction subject to: Any and all (i) zoning, easements, covenants, conditions, restrictions, right-of-way, reservations, leases and any other encumbrances that are imposed by governmental authority, and/or recorded in the real property records and all other official records of the county in which the bid property is located, (ii) all matters appearing on the plat or otherwise common to the subdivision; and (iii) all matters that are visible or may be apparent on the bid property itself.

LIABILITY: All persons who attend the Auction do so at their own risk. Neither the Sellers and / nor The Auction Way Company / Gerald A. Bowie, Broker, nor any other person connected with the auction assume any liability, legal or otherwise, for any accident which may occur.

HOW SELLING: Sells Subject To Owner's Confirmation, Property will be offered in parcels and/or as a whole, with the sale order and how offered, at the sole discretion of the auctioneer in charge.

BUYER'S PREMIUM: A ten (10) percent Buyer's Premium will be added to the final bid, to arrive at the contract price.

EARNEST MONEY DEPOSIT: Not less than ten (10) percent earnest money deposit due the day of auction, your good check is ok; balance all cash payable at closing. Deposit will be placed in the escrow account of The Auction Way Company.

SURVEY: Buyer's will pay a survey cost of

\$72.00 per acre for each acre purchased and buyers will be furnished a plat showing net acreage and buyer's name.

TAXES: All property taxes, insurance, and rents (if any) to be prorated as of the closing date.

TITLE INSURANCE: At the Buyer's option and expense.

CLOSING DATE AND POSSESSION: Must occur on or within July 27, 2011 by and at the office (or by mail) of Bobo, Hunt, White and Nance; 111 West Side Square, Shelbyville, TN, 37160; phone 931-684-3327 Possession will be given at closing.

GUARANTEE: The property will be auctioned and sold "AS IS, WHERE IS AND WITH ALL FAULTS," without warranties, representations or covenants, expressed or implied, of any kind or nature whatsoever. The applicable seller shall convey title to a property sold at the auction to the buyer by special warranty deed at closing.

CONDITION OF THE PROPERTY: The Buyer agrees to take the property in its present condition. The Sellers make no warranty or representation as to the condition of the property or any improvements situated thereon, or the fitness of the property or any part thereof for any particular purpose. Buyer agrees to purchase and accept the property and improvements thereon in its "AS IS, WHERE IS AND WITH ALL FAULTS" condition.

SALES CONTRACT: A copy of the contract buyer will be required to sign is available on the web site or upon request. This is a legal and binding document. Please review before bidding and be prepared to sign auction day.

CONTRACT: The terms stated herein shall constitute a contract between the buyer and the seller and be binding on both.

DUE DILIGENCE: Buyers are responsible for their own due diligence.

ANNOUNCEMENTS: From the auction box, auction day, will take precedence over any printed information contained herein and/or and other forms of advertisements.

ALL INFORMATION IN THIS CATALOG OR ANY OTHER ADVERTISEMENTS WAS FURNISHED TO US BY SOURCES BELIEVED TO BE RELIABLE, BUT IS NOT GUARANTEED. BUYERS ARE RESPONSIBLE FOR THEIR OWN DUE DILIGENCE.

AUCTION DAY, DATE, TIME, LOCATION, BIDDING PROCEDURE

DATE: Auction time is Sunday, June 26th, at 3:00 P.M. **RAIN OR SHINE.**

LOCATION: 475 Bottle Hollow Road; Shelbyville, Tn.

AUCTION SITE: On the property

INSPECTION: By appointments anytime. Auction personnel will be on site from 2:00 P.M. until 5:30 P.M. Saturday and Sunday June 11, 12, 18, and 19; Friday 24, Saturday 25 and from 11:00 A.M. to auction time on Auction Day Sunday 26 at 3:00 P.M. It will be best to call for an appointment for a personal private tour. You are welcome to drive the property in your vehicle or ours.

AUCTION DAY: Auction Site: will be open for your convenience and bidder registration from 11:00 A.M. until Auction Time. Updated information will be available and final questions will be answered by auction personnel before auction time. Refreshments will be available. The auction will begin promptly at 3:00 P.M.

BE PREPARED: Be prepared to bid on the parcel or parcels of your choice. Be prepared to sign the contract. Be prepared to write an earnest money deposit check in the amount of ten (10) percent of your accepted bid, made out to "Bobo, Hunt, White and Nance", Escrow Account", a good personal check is OK.

YOU SHOULD KNOW:

You should know "As a Buyer You Should Know" is located on page 2.

You should know "The Terms and Conditions" is located on page 3.

You should know the "Contract" that you will be required to sign sale day, it is located on our web site, or by request.

BIDDING:

This will be a **LIVE** auction with the high bidder being allowed to pick the parcel or parcels being offered. This is not an absolute auction, but it is our intent to sell each parcel sale day. Be prepared to place your best bid.

The property will be offered at the Auctioneers' discretion. Bidding amounts will be in total for parcel 1 the home and per acre for parcels 2 and 3 as offered. The highest successful bidder may select her/his choice of any parcel or parcels being offered. This procedure will be repeated until all parcels offered have been selected. Parcels will be auctioned in the order offered by the Auctioneer and not necessarily in the catalog numbered order. Property will then be totaled and a 5% upset amount added to the total, and offered in its entirety.

It is recommended that you select more than one parcel to bid on. You may not be the successful bidder on your first choice, but may be on your second or third choice.

If you have any questions **PLEASE ASK!** We are here to help.

VIEWING / INSPECTION

All properties may be viewed at open house are by appointments, and properties are well marked. If you need auction personnel to assist you, call and we will transport you through the property and may be inspected the following ways.

1. At open house, using methods stated above.
2. Make an appointment and a staff member will take you on a private tour.
3. Auction personnel will be on the property by appointments anytime. Auction personnel will be on site from 2:00 P.M. until 5:30 P.M. Saturday and Sunday June 11, 12, 18, and 19; Friday 24, Saturday 25 and from 11:00 A.M. to auction time on Auction Day Sunday 26 at 3:00 P.M.
4. To respect the privacy of the owners, its best to make an appointment to see the home, Thanks.

Auction personnel are available to assist you and answer your important questions. Let us!

ABSENTEE BIDDING

If you cannot make the live auction and wish to make a bid, you may leave a bid with the auction company on the properties of your choice.

How do I submit an **Absentee Bid**?

Contact an auction company agent, see contact information on index page, sign a contract, and make an earnest money deposit of ten (10) percent of your expected bid. If you are not successful your money is fully refundable.

How is my bid handled?

The auction company will designate a representative to handle your **Absentee Bid** as if you were at the auction. The bid will be advanced, consistent with the ongoing bid increments.

At your request the representative handling your **Absentee Bid** will call you and you may be on the phone while the auction of the property you are bidding on is being sold.

May I bid more than my **Absentee Bid** on the phone?

Yes. However you must raise your earnest money deposit so that it is equal to ten (10) percent of your new bid amount, by the next business day.

Please call The Auction Way Company if you have additional questions.

BOTTLE HOLLOW HOME/LODGE DESCRIPTION

Iris - Back Bed Room on Left

Carpet, drywall, wall paper on one wall, 2" crown molding, closet, ceiling fan. Full Bath – carpet, pedestal sink, tub/shower (tiled), linen closet, roll-out windows w/screens (double pane, metal).

Daffodil - Back Bed Room on Right

Carpet, drywall, wall paper on one wall, 2" crown molding, closet, ceiling fan. Full Bath – carpet, pedestal sink, tub/shower (tiled), linen closet, roll-out windows w/screens (double pane, metal).

Hallway

6' in width, pull-down steps, chair railing, crown molding, carpet, (2) coat racks w/ hat shelves, (2) breaker boxes.

Tulip - Front Bed Room on Right

Carpet, drywall, wall paper on one wall, 2" crown molding, closet, ceiling fan. Full Bath – carpet, pedestal sink, tub/shower (tiled), linen closet, roll-out windows w/screens (double pane, metal).

Rose - Front Bed Room on Left

Carpet, drywall, wall paper on one wall, 2" crown molding, closet, ceiling fan. Full Bath – carpet, pedestal sink, tub/shower (tiled), linen closet, roll-out windows w/screens (double pane, metal).

Great Room

Carpet, vaulted ceilings, exposed boxed beams, (4) ceiling fans, stacked stone fire place to ceiling (wood burning w/gas starter), sliding glass doors on each side of fire place, to front porch, wall paper, accent light on fire place, (2) - 6 globe brass chandelier (3 bulbs per globe), stacked stone water falls, accent light on water falls, (2) double sliding doors to rear porch patio.

Master Bed Room

Stacked stone fireplace (wood burning), exposed boxed beams, ceiling fans (2), brass chandelier, carpet, drywall, walk-in-closet w/fluorescent lighting, custom wire shelving.

Master Bath

Double vanity, toilet, French Bidet, linen closet, and tub/shower tiled, wall paper, entrance to walk in closet.

Master Second Bath

Closet, pedestal sink, stand-up fiberglass tub, carpet, drywall, crown molding, pull-down stairs to attic.

Kitchen

Linoleum flooring, wall paper, fluorescent lighting in ceiling and above cabinets, (2) stoves, (2) vent hoods, Kitchen Aid ice machine, Refrigerator, sliding glass door to back porch, Formica counter tops, kitchen cabinets on two walls, double sink, splash boards, dish washer.

Laundry Room

Pantry, linoleum flooring, florescent lighting, breaker box, washer & dryer hook-up, custom wire shelving, storage cabinets, recessed ironing board, utility sink, and exit door to the garage.

Garage

2 car, electric door openers, florescent lighting, 50 gallon gas water heater, (4) 200 amp panels electrical service, work bench, shelving, concrete driveway.

Front Porch

30'6" x 20' pea gravel finished floor, stacked stone planters on front and side, stack stone columns, partially covered, front area open, pea gravel walk on each side of porch.

Back Porch Patio

Same as the front porch.

AMENITIES

(2) 40 gallon electric water heaters under floor in back of house.

City water service supplied by Flat Creek Utility District.

(3) Propane heating/cooling Units, 1 York & 2 Trane's, with propane tank.

Lodge built over a crawl space, and three tab asphalt shingle roof.

Vinyl Shutters, west windows (back bedrooms) have awnings.

Home has gutters

Concrete pea gravel drive to house.

All brick w/ vinyl soffit, cornish and trim.

Nine RV hook ups, with electricity and water, and Parking area.

Beautiful mature shrubbery and landscaping.

This plat voids a earlier plat recorded in Plat Cabinet "A",
 Slide 247.
 Titled SURVEY FOR James B. and Patsy Whiteside

SURVEY FOR:

**THE LATE
 JAMES B. WHITESIDE, SR.**

AND WIFE

PATSY B. WHITESIDE

ADDRESS: 475 Buell Hollow Road
 Shelbyville, TN 37160

TITLE SOURCE: Deed Book 181, Page 104

TAX MAP: Map 117, Parcel 20.00

LOCATED: 2ND CIV DEPT
 Bedford County, TN

TOTAL ACRES: 67.89 Acres

NOTES:

This parcel is subject to all easements as shown and any other easements and/or
 restrictions either recorded or by prescription that a complete title search may
 reveal.

Information concerning major utilities shown herein are based on visible
 markers noted during the survey or information provided by utility companies.
 Water, gas, electric, sewer, oil, and availability of services cannot be
 confirmed by local utility agencies.

This property is subject to a 20 foot wide ingress and egress easement as shown
 along existing drive to serve tracts 2 and 3.

In every county that this is a Category II survey and the ratio of precision of the
 unadjusted survey is equal to or greater than 1:7,500 as shown herein.

SIGNED: _____
 REGISTERED LAND SURVEYOR

NORTHCUTT SURVEYING, I.

213 North Sump St.
 117 Hickory Drive
 Manchester, TN 37355
 Fayetteville, TN 37760
 Phone (615) 728-1500
 Phone (615) 684-2741
 Fax (615) 728-8523
 Fax (615) 685-4343

SCALE: 1" = 200'
 DRAWN BY: LHM
 APPROVED BY: AM
 SHEETS: 1 OF 1
 DATE SURVEYED: 2005
 DATE DRAWN: 08/01/05

SURVEY FOR:

PATSY B. WHITESIDE

W.D.P.

