

ABSOLUTE AUCTION

SATURDAY OCTOBER 10, 2020 @ 10:00am

**LOCATION 6130 TROUSDALE FERRY PIKE •
LEBANON TN**

DIRECTIONS: From I-40 at Linwood Road, Exit 245, go North on Bobo Road .75 mile, turn right on Trousdale Ferry Pike, go .1 mile. Property is on the right. Watch for signs!!!

HOME AND 13.48 BEAUTIFUL ACRES REHABBER'S SPECIAL • SELLING IN 2 TRACTS

REAL ESTATE: Home and 13.48 acres selling in 2 tracts

TRACT 1:

Consists of home with 3 bedrooms, 2 baths, double in-replace in bedrooms, kitchen, study, den with hearth & fireplace, utility room, covered deck, front porch, small attached garage, 2 car carport, metal roof, vinyl siding, central heat & air. Situated on 5.01 acres, dotted with mature trees, barn & small pond.

TRACT 2:

8.47 acres partially open, balanced woods. Call Clay Sanders at 615-504-3568 For Further Information

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CAR • TRUCK • TRACTORS PERSONAL PROPERTY

Selling For Cash or Good Check Sale Date

VEHICLES, TRACTORS:

2007 Chevrolet Impala LS - 90,700 miles • 1991 Chevrolet Truck - 5 Speed - Short Bed • Massey Ferguson 50 (Gas) • 3 International 140 Tractors, #1 Woods 59 Belly Mower, #2 With Set of Cultivators, #3 With 1 Bottom Disc Plow • Cub Cadet 24HP Z-Force Zero Turn Mower - 200 Hrs.

EQUIPMENT & TOOLS:

5' Bushhog • 3pt. Back Blade • 5 1/2' x 8' - 2 Wheel Trailer • Co-Op Front Tine Tiller - 5HP • Push Mower • Lawn Tools • 3 Fishing Poles • Aluminum Extension Ladder • Gas Can • Log Chain • Saw Horses • #3 Dinner Bell • Wash Tub • 8 - 6' T Post • 12' Gate • Craftsman Socket Set • 3 Sets Golf Clubs & Balls - Assorted Brands

FURNITURE:

4Pc. Pine Cannonball Bedroom Suite • Small Knee Hole Desk • Hall Tree • Coffee Table • Wing Back Chair • Floor Lamp • Quilts • Glass Front Corner Cabinet • Upright Piano With Bench • Wood Clothes Hamper • 4' Church Pew • Bird Bath • Patio Table & Chairs • Console Stereo Cabinet Zenith • Murray Bike • Final Edition of Nashville Banner, Feb. 20, 1998

Estate of Doug Hall - Peggy Ness, Personal Representative

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - David Penuel - 615-444-3700; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2020 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL

INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

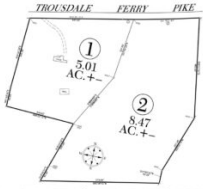
ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2020-10-10
Buyer's Agent Comp.	Call for Details
Address Street	6130 Trousdale Ferry Pike
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday October 10, 2020 @ 10am 6130 Trousdale Ferry Pike • Lebanon TN
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes





Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+

- Grocery:** 20+
- Schools / Education:** 20+
- Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Jalisco Mexican Restaurant	Mexican	5.35 mi	(615) 449-2299	13 Review(s) 3.5
2	Four Winds Restaurant	Burgers	5.35 mi	(615) 449-9909	2 Review(s) 5.0
3	Uncle Petes Home Cooking	American (Traditional)	5.42 mi	(615) 449-0030	33 Review(s) 4.0
4	Subway	Sandwiches	5.6 mi	(615) 965-2420	1 Review(s) 1.0
5	Smack Middle Eastern Restaurant	Middle Eastern	5.61 mi	(615) 444-5200	1 Review(s) 1.0
6	City Limits Cafe	American (Traditional)	5.73 mi	(615) 886-0984	29 Review(s) 4.0
7	Tom's Blue Moon BBQ	Barbeque	5.83 mi	(615) 444-7920	217 Review(s) 4.0
8	Sunrise Diner	Diners	6.27 mi	(615) 444-3606	1 Review(s) 5.0
9	Split Bean Roasting	Coffee & Tea	6.62 mi	(615) 784-4058	33 Review(s) 5.0
10	Town Square Social	American (New)	6.66 mi	(615) 784-4593	93 Review(s) 4.5
11	David's Pizza	Pizza	6.67 mi	(615) 444-8232	22 Review(s) 2.0
12	Whitts Barbecue	Barbeque	6.69 mi	(615) 443-1919	13 Review(s) 3.0
13	Burger King	Burgers	6.7 mi		6 Review(s) 1.0
14	615 Pizza	Chicken Wings	6.75 mi	(615) 547-4992	3 Review(s) 4.5
15	Al Basha Lounge & Restaurant	Hookah Bars	6.75 mi	(615) 784-4448	19 Review(s) 3.5
16	Jack in the Box	Fast Food	6.75 mi	(615) 453-4767	8 Review(s) 2.0
17	Bangkok Pad Thai	Thai	6.77 mi	(615) 443-4677	141 Review(s) 4.5
18	Daily Buffet and Grill	Chinese	6.77 mi	(615) 443-7257	11 Review(s) 1.0
19	Voodoo Smokehouse	Barbeque	6.78 mi	(615) 784-4235	84 Review(s) 4.5
20	La Tienda Hispana	Grocery	6.8 mi	(615) 444-9859	7 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	6.66 mi	(615) 444-0471	18 Review(s) 2.0

2	La Tienda Hispana	Grocery	6.8 mi	(615) 444-9859	7 Review(s) 4.5
3	Al's Foodland	Grocery	6.91 mi	(615) 449-8293	1 Review(s) 5.0
4	ALDI	Grocery	7.04 mi	(855) 955-2534	3 Review(s) 4.5
5	Three Forks Marketplace	Grocery	7.31 mi	(615) 237-9777	2 Review(s) 1.5
6	H. G. Hill's Grocery Store	Grocery	7.68 mi		1 Review(s) 1.0
7	Kroger	Grocery	8.92 mi	(615) 449-4631	6 Review(s) 3.5
8	Publix Super Markets	Grocery	9.81 mi	(615) 444-2581	8 Review(s) 3.5
9	Quik-N-Easy Deli & Market	Grocery	12.87 mi	(615) 735-1677	1 Review(s) 4.0
10	Gordonsville Shoprite	Grocery	13.23 mi	(615) 683-3329	1 Review(s) 1.0
11	Walmart Supercenter	Department Stores	13.37 mi	(615) 735-2049	3 Review(s) 2.5
12	Piggly Wiggly	Grocery	13.8 mi	(615) 374-0600	1 Review(s) 3.0
13	Stagecoach General Store	Grocery	15.55 mi	(615) 452-0808	1 Review(s) 1.0
14	H.G. Hill Market	Grocery	20.41 mi	(615) 452-0122	2 Review(s) 3.0
15	96 Food Mart	Grocery	22.14 mi	(615) 893-7070	2 Review(s) 2.0
16	Galloway Farms	Specialty Food	22.3 mi	(615) 230-3119	1 Review(s) 5.0
17	Publix	Grocery	23.13 mi	(615) 849-6254	10 Review(s) 4.0
18	Lascassas Market	Convenience Stores	23.35 mi	(615) 396-8521	1 Review(s) 4.0
19	Walmart Supercenter	Department Stores	23.36 mi	(615) 666-2135	3 Review(s) 1.5
20	ALDI	Grocery	23.48 mi	(855) 955-2534	2 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	MidTenn Primary Care	Walk-in Clinics	5.88 mi	(615) 547-6699	1 Review(s) 5.0
2	Walmart Pharmacy	Pharmacy	6.66 mi	(615) 449-0611	1 Review(s) 1.0
3	Newman Dental Associates	Oral Surgeons	6.69 mi	(615) 470-8550	1 Review(s) 5.0
4	Healthy Bones Chiropractic	Chiropractors	6.7 mi	(615) 549-8070	2 Review(s) 5.0
5	Smile Gallery	General Dentistry	6.8 mi	(615) 444-2069	5 Review(s) 4.0
6	Aspen Dental	General Dentistry	6.86 mi	(615) 444-5447	2 Review(s) 1.0
7	The Massage Collection	Reflexology	6.87 mi	(615) 443-1974	1 Review(s) 5.0
8	Anycare 24	Medical Centers	6.98 mi	(615) 444-2121	3 Review(s) 3.5
9	Tennessee Family Dental	Cosmetic Dentists	7.03 mi	(615) 444-3185	3 Review(s) 5.0
10	Hardin Family Chiropractic	Chiropractors	7.13 mi	(615) 443-1000	1 Review(s) 5.0
11	Gallaher John OD	Optometrists	7.15 mi	(615) 444-9111	1 Review(s) 5.0
12	Gallaher EyeCare	Optometrists	7.15 mi	(615) 444-9111	1 Review(s) 5.0
13	Family Eye Med	Optometrists	7.38 mi	(615) 449-0541	5 Review(s) 3.5
14	John M. Pino, OD,PhD	Optometrists	7.38 mi	(615) 449-0541	1 Review(s) 5.0
15	STAR Physical Therapy	Physical Therapy	7.39 mi	(615) 443-4938	3 Review(s) 3.5
16	Wilson County Chiropractic	Chiropractors	7.42 mi	(615) 449-6700	1 Review(s) 5.0
17	Troy L Long, DDS	Cosmetic Dentists	7.52 mi	(615) 444-2782	1 Review(s) 5.0
18	Flawless Reflection	Weight Loss Centers	7.56 mi	(615) 489-6949	1 Review(s) 1.0
19	Strauss William T DC	Chiropractors	7.56 mi	(615) 444-5335	1 Review(s) 5.0
20	Johnson Bruce L DDS	Oral Surgeons	7.7 mi	(615) 444-0065	1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Tuckers Cross Roads	K-8 Public	0.28 mi	(615) 444-3956	4.0	3.0
2	Youth Emergency Services	8-12 Private	5.95 mi	(615) 898-0051	N/A	N/A
3	Wilson Co Adult High School	9-12 Public	6.29 mi	(615) 443-7199	N/A	N/A
4	Sam Houston Elementary School	PK-5 Public	6.66 mi	(615) 444-7494	6.0	4.0
5	Coles Ferry Elementary School	PK-5 Public	7.06 mi	(615) 443-1946	6.0	4.0
6	Walter J. Baird Middle School	6-8 Public	7.09 mi	(615) 444-2190	7.0	4.0
7	Watertown Middle School	6-8 Public	7.09 mi	(615) 237-4000	4.0	N/A
8	Watertown Elementary School	K-8 Public	7.14 mi	(615) 237-3821	6.0	3.0
9	The Cedars Preparatory Academy	PK-4 Private	7.23 mi	(615) 257-1394	N/A	5.0
10	Castle Heights Elementary School	PK-5 Public	7.33 mi	(615) 444-2483	5.0	3.0
11	Watertown High School	9-12 Public	7.44 mi	(615) 237-3434	7.0	3.0
12	Southside Elementary School	PK-8 Public	7.55 mi	(615) 444-6330	6.0	4.0
13	Tennessee Virtual On-Line School	K-12 Public	7.83 mi	(615) 443-2681 x2	5.0	N/A
14	Union Heights Elementary School	K-8 Public	7.86 mi	(615) 735-1975	4.0	4.0
15	McClain Christian Academy	PK-10 Private	8.14 mi	(615) 444-2678	N/A	5.0
16	Carroll Oakland Elementary School	PK-8 Public	8.15 mi	(615) 444-5208	4.0	3.0

17	Byars Dowdy Elementary School	PK-5 Public	8.25 mi	(615) 444-6651	6.0	4.0
18	Winfree Bryant Middle School	6-8 Public	8.37 mi	(615) 449-4560	5.0	N/A
19	Covenant Life School	PK-6 Private	8.53 mi	Array	N/A	N/A
20	Lebanon High School	9-12 Public	9.06 mi	(615) 444-9610	5.0	3.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	4.58 mi		1 Review(s) 3.0
2	The Dancing Lights Of Christmas	Kids Activities	5.59 mi		4 Review(s) 4.0
3	The Gun Room	Sporting Goods	5.74 mi	(615) 453-6030	6 Review(s) 5.0
4	Wilkie's Outfitters	Rafting/Kayaking	6.67 mi	(615) 784-4179	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	6.76 mi	(804) 305-2321	1 Review(s) 5.0
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	7.13 mi	(615) 506-0428	1 Review(s) 5.0
7	Jimmy Floyd Family Life Center	Fitness & Instruction	7.21 mi	(615) 453-4545	4 Review(s) 3.5
8	Pro Bowling Center	Bowling	7.31 mi	(615) 449-3898	6 Review(s) 3.5
9	Anytime Fitness	Gyms	7.32 mi	(615) 444-3484	7 Review(s) 4.5
10	Don Fox Park	Parks	7.92 mi	(615) 449-0303	9 Review(s) 4.0
11	Planet Fitness	Gyms	8.19 mi	(615) 994-6905	2 Review(s) 3.0
12	Julia's Body Shop	Trainers	8.74 mi	(615) 828-5385	2 Review(s) 5.0
13	Premier Martial Arts	Martial Arts	9.11 mi	(615) 443-4783	1 Review(s) 5.0
14	Pro Pools	Swimming Pools	9.17 mi	(888) 352-7582	12 Review(s) 2.0
15	Lebanon CrossFit	Interval Training Gyms	9.55 mi	(615) 390-4031	1 Review(s) 5.0
16	World Classic Martial Arts	Martial Arts	9.6 mi	(615) 547-9606	1 Review(s) 5.0
17	Maple Hill Road Driving Range	Golf	9.72 mi	(615) 444-4833	2 Review(s) 2.5
18	Sports Village Fitness	Gyms	10.12 mi	(615) 449-0031	9 Review(s) 4.0
19	Lazy Day Horse Farm	Horse Boarding	10.13 mi	(615) 403-7528	1 Review(s) 5.0
20	Body Kneads	Skin Care	11.09 mi	(615) 449-7880	17 Review(s) 4.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Pratt Orchard and Garden Center	Nurseries & Gardening	1.24 mi	(615) 444-7742	1 Review(s) 4.0
2	Nana's Plant Farm	Nurseries & Gardening	5.12 mi	(615) 444-8733	3 Review(s) 4.5
3	Import Cabover Trucks	Battery Stores	5.13 mi	(615) 449-9483	1 Review(s) 1.0
4	Country Store Quilt Shop	Fabric Stores	5.4 mi	(615) 444-4228	1 Review(s) 4.0
5	The Gun Room	Sporting Goods	5.74 mi	(615) 453-6030	6 Review(s) 5.0
6	Dollar General Store	Discount Store	5.78 mi	(615) 443-0505	1 Review(s) 5.0
7	Lebanon Distributing	Building Supplies	5.82 mi	(615) 444-7060	1 Review(s) 5.0
8	The Tobacco Shoppe	Tobacco Shops	5.84 mi	(615) 449-2982	1 Review(s) 5.0
9	JR Mowers Sales & Service	Landscaping	5.98 mi	(615) 784-4006	3 Review(s) 3.5
10	Ferguson Selection Center	Kitchen & Bath	5.99 mi	(615) 444-9359	1 Review(s) 5.0
11	Sunshine Flowers & Gifts	Florists	6.45 mi	(615) 444-4038	4 Review(s) 1.0
12	Ed's Coins	Gold Buyers	6.62 mi	(615) 444-1382	1 Review(s) 5.0
13	3:Sixteen	Gift Shops	6.63 mi	(615) 547-9131	1 Review(s) 5.0
14	Haven House Thrift Shop	Thrift Stores	6.63 mi	(615) 965-2706	1 Review(s) 4.0
15	Gimme A \$5	Discount Store	6.63 mi	(615) 547-6005	4 Review(s) 3.5
16	iBROKEIT	Mobile Phone Repair	6.65 mi	(615) 547-9504	3 Review(s) 3.5
17	Screen Door	Antiques	6.66 mi	(615) 453-5222	1 Review(s) 4.0
18	Eden's Edge Boutique	Women's Clothing	6.66 mi	(615) 470-8537	1 Review(s) 5.0
19	Walmart Vision Center	Department Stores	6.66 mi	(615) 444-0471	1 Review(s) 1.0
20	Walmart Supercenter	Department Stores	6.66 mi	(615) 444-0471	18 Review(s) 2.0