

ESTATE AUCTION

SATURDAY June 28TH, 2008 10:30 AM

ESTATE OF PEARL HELBERT **BRICK RANCHER & LOT, RESIDENTIAL LOT WITH MOBILE HOME HOOK-UPS** **WHITESBURG, TN**

LOCATION: 7586 East Andrew Johnson Highway
Whitesburg, TN 37891
4th C/D of Hamblen County, TN

DIRECTIONS: Follow Highway 11-E (East Andrew Johnson Highway) to Whitesburg and watch for signs.

DESCRIPTION: Nice three (3) bedroom brick rancher on a good size lot, garden space, storage/garage building, great views, and mature trees. Home has hardwood floors, bay window, large kitchen, etc. Also, a nice building or mobile home lot, with septic in place.

TERMS: 10% down sale day, balance on or before 30 days

POSSESSION: With deed.

UTILITIES: Russellville-Whitesburg Utility District, Holston Electric Company.

AUCTIONEER'S NOTE: What a GREAT CHANCE to buy that retirement home, your first home or Mr. Investor this would make a excellent rental property. Rent the house and place a mobile home on the extra lot and have two (2) rental properties or live in one and rent one! DON'T MISS THIS CHANCE! Make your plans now to attend this BIG AUCTION!

PLEASE VISIT OUR WEB SITE AT: [***www.masengillauction.com***](http://www.masengillauction.com) OR CALL US AT ONE OF THE PHONE NUMBERS LISTED BELOW!!!

SELLING FOR: The heirs of Pearl Helbert



www.masengillauction.com

AUCTIONEERS

Hix Masengill - #2389
Gary C. Wills - #1075
Betty Lowe - #4759

Firm License #17
Real Estate Broker

Morristown (423) 586-6654
Greenville (423) 639-7828
Knoxville (865) 637-4155
1-800-621-2144

MASENGILL

Auction Co.

Announcements the day of the sale take precedence over all advertising.

Experience doesn't cost... it pays!

APPRENTICE AUCTIONEERS

John F. McCrary - #4014
Stephen McCrary - #4007
Rita Rice - #6038
Chris Robison - #6037

135 West First North St.
P.o. Box 1235
Morristown, TN 37816-1235

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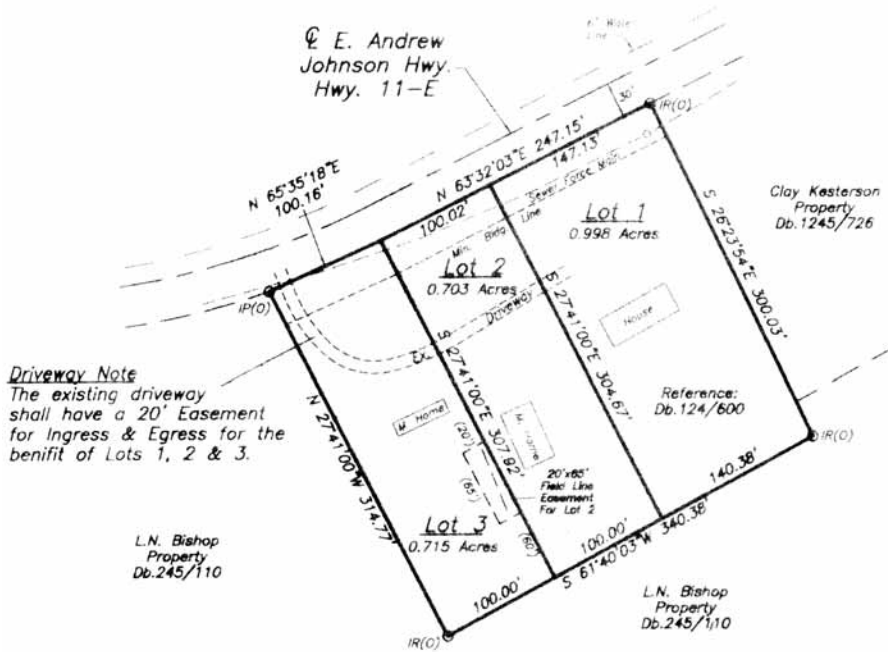


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STD. PRST
U.S. POSTAGE PAID
PERMIT #182
MORRISTOWN, TN

Selling lots 1 and 3



Driveway Note
The existing driveway shall have a 20' Easement for Ingress & Egress for the benefit of Lots 1, 2 & 3.

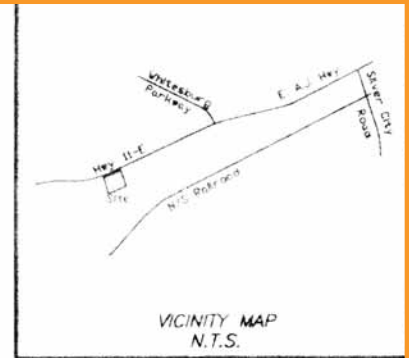
L.N. Bishop Property
Db.245/110

Sewer Note
All lots have Existing septic systems.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.
Billy G. Knight

Magnetic

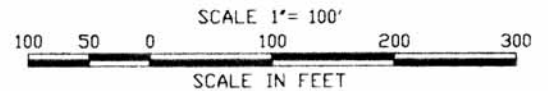


NOTES

1. Iron pins at all corners.
2. Co. Map No. 20, parcel 02.00
3. Minimum building setback = 30'
4. There is a 10' drainage and utility easement inside all lot lines.
5. Zoning - A-1
6. Owner/Developer
Bobby Helbert
8105 Whetsel Road
Whitesburg, Tn. 37891
Ph. 235-2537

PROPERTY IS NOT LOCATED WITHIN ANY "FEMA" FLOOD HAZARD ZONE.

Reference:
Db.124/600



Subdivision of The Pearl Helbert Heirs Property

District No. Four - Hamblen County, Tenn.
Date: 8-28-2007 Scale: 1" = .100'
By: Billy G. Knight RLS
PO Box 13
White Pine, Tn. 37890
Ph. 865-674-0384

(Total Acres 2.416; Total Lots 3)