

# Bank Ordered Real Estate Auction

Thursday, March 4<sup>th</sup> – 12:00 pm

2,542 SF Office Space

6102 Shallowford Road  
Chattanooga, TN



**FURROW AUCTION COMPANY**

1022 Elm Street ~ Knoxville, Tenn. 37921 ~ 1-800-4FURROW ~ License # 62

## **DISCLAIMER**

This Bidder's Information Packet is solely intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to sell. The delivery of this material to any person shall not create any agency relationship between such person and Furrow Auction Company. The information included herein is believed to be correct, but it is not guaranteed; some of the information furnished is from outside sources deemed to be reliable but is not certified as accurate by the seller or Furrow Auction Company. All of the information contained herein is subject to corrections, errors and omissions. All bids must be based on the bidder's own investigation of any property offered herein and not on any representations made by any selling broker or any other party. Neither seller or Furrow Auction Company makes any representation or warranty, express or implied, with respect to the property identified herein, and the property is being sold in an "AS-IS, WHERE-IS, WITH ALL FAULTS" condition except as specifically stated in the purchase and sale contract.

All prospective bidders are specifically advised to refrain from exclusive reliance on the information provided herein as a basis for making a bid on the property. Prospective purchasers are further encouraged to conduct a personal inspection of the property which they contemplate purchasing.



# Table of Contents

1. Executive Summary
2. Location Map
3. Sale Day Procedures
4. Tax Information
5. Zoning Information
6. Utility Information
7. TDOT Traffic Count Information
8. Broker Participation Form
9. Title Commitment
10. Documents Referenced Within
11. Sample Auction Documents
  - a. Sale Day Contract
  - b. Sample Warranty Deed
  - c. Sample Bidder Card



# Executive Summary



## Executive Summary – 6102 Shallowford Road

Property Address	6102 Shallowford Road Chattanooga, TN
Building Size	2,542 Square Feet
Property ID	1300 B 2.11
Lot Dimensions	38' x 197' IRR
Year Built	1998
Zoning	C-2: Convenience Commercial Zone
Utilities	Electricity – Electric Power Board Water/Sewer – Tennessee American Water Co.
Traffic Count	Approximately 20,790 Cars Per Day (Per Station #231 in Chattanooga, TN)
Real Estate Taxes	Approximate Annual City – \$2,523.80 Approximate Annual County - \$3,599.00 Approximate Annual Total - \$6,122.80
Terms	10% Buyer's Premium, 10% of Purchase Price on Day of Sale, Balance Due on Closing within 20 Days



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# Location Map





**6102 Shallowford Road**  
**Chattanooga, TN**

**Directions:**

Traveling south on I-75, take exit #5. Turn RIGHT onto Shallowford Road and travel 1.7 miles to property on left.



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# Sale Day Procedures





## **Sale Day Procedures – 6102 Shallowford Road**

### **Sale Day Procedures**

**Bank Ordered  
Real Estate Auction  
6102 Shallowford Road  
Chattanooga, TN**

**Thursday, March 4<sup>th</sup> – 12:00 Noon**

### **Auction To Be Held At:**

**Mountain View Inn  
2400 Executive Park Drive  
Cleveland, TN 37312**

**Registration begins at 10:00 am – Auction commences at 12:00 Noon**

Furrow Auction Company would like to thank you for your interest in our auction. You may contact Furrow Auction Company with any questions you may have regarding the property or the auction process. Our phone number is 800-4FURROW or 865-546-3206. Please do not hesitate to call if you need any information.

### **INSPECTING THE PROPERTY:**

By Appointment Only

### **REAL ESTATE CONTRACT AND BIDDER CARD:**

Please read the Sale Day Contract and Bidder Card in advance of the auction. Also, you may have your attorney review it and advise you accordingly. If you have any questions regarding either of these documents, please consult your attorney. A sample contract and bidder card has been enclosed in this packet.

### **AUCTION FORMAT:**

All bidding is open to the public.

In the event you are the successful high bidder, please see our staff at the auction registration table to sign the Sale Contract.



**TERMS:**

1. **A 10% BUYER'S PREMIUM:** will be added to the winning bid price. For example: If the high bid price is \$200,000, the buyer's premium of 10% (\$20,000) will be added to the bid. The total purchase price is \$220,000.
2. **10% DOWN DAY OF SALE:** A required 10% down payment will be collected at the sale. For example: If the high bid price is \$200,000, the buyer's premium of 10% (\$20,000) will be added to the bid. The 10 % Down Payment of the \$220,000 total purchase price is \$22,000 and upon executing the above referenced contract will be collected.
3. **TITLE INSURANCE:** There has been a title commitment prepared on the property and a copy of which is enclosed in this packet. Title insurance can be purchased from this commitment by the buyer, but will not be provided by the seller or Furrow Auction Company.
4. **CLOSING DATE:** The Closing Date shall be on or before Wednesday, March 24<sup>th</sup>, at which time the Buyer shall pay the balance of the purchase price in cash or certified funds. No extensions are available.



# Tax Information



## **Tax Information – 1820 Volunteer Drive**

**According to the Hamilton County Trustees Office, the current annual county real estate taxes are approximately \$3,599.00.**

**For more information, please feel free to contact the Trustee Office at (423) 209-7270 or visit their website at <http://www.hamiltontn.gov/trustee/Default.aspx>.**

**According to the City of Chattanooga, the current annual city real estate taxes are approximately \$2,523.80.**

**For more information, please feel free to contact the City of Chattanooga at (423) 425-7800 or visit their website at <http://www.chattanooga.gov/default.asp>.**

**TOTAL ESTIMATED ANNUAL REAL ESTATE TAXES:**

**\$6,122.80**



# City of Chattanooga Tax Card

## Finance

### Lookup Property Tax Information

### Property Tax Lookup Results

Tax Map Number: "1380 B 002.11 "

Owner Name	Owner Address	Property Address
BRANCH BANKING & TRUST COMPANY ATTN ELIZABETH SMITH ASSISTANT VP	200 WEST 2ND ST 4TH FLOOR  WINSTON- SALEM , NC 271010000	6102 SHALLOWFORD RD

### Additional Interest, Penalties, and Court Costs May Apply

For an update of interest, penalties and court costs phone:  
Current Tax Year: (423) 757-5191  
Other Unpaid Tax Years: (423) 757-5281

Tax Year	Bill Number	Payment Date	Assessed Value	Assessed Taxes	Tax Amount Due	Tax Amount Paid	Storm Water Assessed	Storm Water Due	Storm Water Paid
2009	6362	12/15/2009	\$130,160.00	\$2,523.80	\$0.00	\$2,523.80	\$230.40	\$0.00	\$230.40
2008	14727		\$112,120.00	\$2,468.88	\$2,468.88	\$0.00	\$60.42	\$60.42	\$0.00
2007	14685	07/03/2008	\$112,120.00	\$2,468.88	\$0.00	\$2,468.88	\$60.42	\$0.00	\$60.42
2006	50455	02/09/2007	\$112,120.00	\$2,468.88	\$0.00	\$2,468.88	\$60.42	\$0.00	\$60.42
2005	50073	03/13/2006	\$112,120.00	\$2,468.88	\$0.00	\$2,468.88	\$60.42	\$0.00	\$60.42
2004	19152	02/28/2005	\$110,000.00	\$2,767.60	\$0.00	\$2,767.60	\$60.42	\$0.00	\$60.42
2003	18948	06/18/2004	\$110,000.00	\$2,767.60	\$0.00	\$2,767.60	\$60.42	\$0.00	\$60.42
2002	18925	03/27/2003	\$110,000.00	\$2,767.60	\$0.00	\$2,767.60	\$60.42	\$0.00	\$60.42
2001	18884	12/31/2001	\$110,000.00	\$2,767.60	\$0.00	\$2,767.60	\$60.42	\$0.00	\$60.42
2000	16481	12/01/2000	\$70,200.00	\$1,621.62	\$0.00	\$1,621.62	\$60.42	\$0.00	\$60.42
1999	16304	02/16/2000	\$70,200.00	\$1,621.62	\$0.00	\$1,621.62	\$60.42	\$0.00	\$60.42



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## Hamilton County Tax Card

Property Tax Data		Book:	Page:	
<b>Identification Information</b>		<b>Values</b>		
Receipt Number:	6362	Land	\$0.00	
Property ID:	1380 B 00211 000	Improvements	\$0.00	
County #:	033	Total Property	\$0.00	
City #:	000	Assessed Value	\$130160.00	
<b>Property Sale Information</b>		<b>Property Class</b>		
Date:	-01-	Type:	Commercial	
Last Sold Price:	\$0.00	Greenbelt:	No	
<b>Owner Information</b>		Greenbelt Value:	\$0.00	
Owner:	BRANCH BANKING & TRUST COM	<b>Acreage</b>		
Co-Owner/Agent:	ATTN ELIZABETH SMITH ASSIS	Deeded:	000000	
Owner's Address:	200 WEST 2ND ST 4TH FLOOR WINSTON-SALEM, NC 27101	Calculated:	000000	
<b>Address Information</b>		Please contact your county Clerk & Master office for amounts owed on taxes prior to the current year.		
Property Address:	6102 SHALLOWFORD RD			
<b>Tax History</b>				
<b>Tax Year</b>	<b>Receipt</b>	<b>Tax Amt</b>	<b>Tax Paid</b>	<b>Date Last Paid</b>
2009	6362	\$3599.00	\$0.00	—
2008	14728	\$3536.00	\$0.00	—
<b>Sale History</b>				
No sale records on file				



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**Zoning Information**  
**Zoned C-2**  
**(Convenience Commercial Zone)**



## Zoning Information – 6102 Shallowford Road

**According to the Chattanooga Planning & Zoning Department, the subject property is zoned as C-2 (Convenience Commercial Zone).**

**For additional information, contact the Planning & Zoning Department at (423) 425-7800 or visit their website at [http://www.chattanooga.gov/90\\_2870.htm](http://www.chattanooga.gov/90_2870.htm).**

Article V, C-2 Convenience Commercial Zone  
Appendix B- Page 70

**500. C-1 Highway Commercial Zone deleted per Ord. No. #11364 - 01/24/03**

**600. C-2 Convenience Commercial Zone**

601. Intent:

It is the intent of the C-2 Convenience Commercial Zone to promote, where need exists, the clustering and development of businesses, offices, and service facilities to serve the demand for goods and services generated both by area residents and by transients traveling to or from other neighborhoods or places of employment.

602. Location:

C-2 Convenience Commercial Zones shall be located so as to primarily serve traffic on arterial or collector streets (see definition “Functional Classification of Streets”), and all businesses developed within such zones shall be situated on site so as to offer convenient ingress and egress to such streets.

603. Principal Uses Permitted:

The following principal uses and structures may be permitted in any C-2 Convenience Commercial Zone:

[Ordinance No. 10024 - 3/22/94]

[Ordinance No. 10205 – 04/18/95]

(1) Retail Sales and Service Establishments

(2) Bakeries, delicatessens, meat and fish markets whose products are sold only at retail and on the premises,

(3) Banks, savings and loan institutions, finance companies and credit unions

(4) Bowling alleys, billiard rooms, theaters, or other indoor amusement establishments,

(5) Vehicular repair facilities, washes, new and used dealerships and repair facilities, provided that the area being used for outside storage of any vehicles must be screened by a sight-obscuring fence a minimum of eight feet (8 ft.) high. This does not include sales display areas at automobile dealerships.

[Ordinance No. 8896 - 1/26/88]

[Ordinance No. 9344 - 3/20/90]





- (6) Office buildings,
- (7) Restaurants and other establishments serving prepared food and beverages,
- (8) Hospitals,
- (9) Commercial signs and billboards,
- (10) Schools, churches, and other public and semi-public buildings,
- (11) The following uses may be permitted, provided that employee parking and company use vehicles are provided on-premises parking. Parking of said vehicles shall not be within the public right-of way or block visibility to traffic:

- Plumbing shops
- Electrical shops
- Radio and TV shops
- Appliance repair shops
- Small print shops
- Photocopying services
- Similar workshop type uses

[Ord. No. 9343 - 3/20/90; Ord. No. 11743, § 1, 9-20-05]

- (12) In general, all stores, shops, or services similar in character, type and effect to the above unless otherwise controlled or provided by law.

[Ordinance No. 9077 - 11/22/88]

Article V, C-2 Convenience Commercial Zone

Appendix B- Page 71

- (13) Dwellings, excluding factory manufactured homes constructed as a single selfcontained

unit and mounted on a single chassis

[Ordinance No. 8527 - 9/10/85]

[Ordinance No. 9661 - 1/21/92]

- (14) Wholesaling with accessory warehousing and related office space provided that said use shall not exceed 5,000 sq. ft. in total usable floor area.

[Ordinance No. 8616 - 4/1/86]

- (15) Motels and Hotels

- (16) Furniture and Appliance Sales

- (17) Mini-warehouses, provided that said use does not allow outdoor storage, subject to provision of a natural sight obscuring, landscaped screen on all sides, including in the front, in accordance with the planting standards of Article V, Section 1024(7)a of the Chattanooga Zoning Ordinance, except where a property line abuts an M-1, M-2 or M-3 zone.

[Ordinance No. 10205- 04/18/95]

604. Uses Permitted as Special Exceptions by the Board of Appeals:

The following uses and structures with their customary accessory buildings may be permitted as special exceptions by the Board of Appeals, subject to the requirements and restrictions as specified in Article VIII:

- (1) Funeral homes, mortuaries, and undertaking establishments (excluding



crematoriums),

(2) Small animal hospitals and veterinary offices,

(3) Open-air markets,

(4) Miniature golf courses and similar outdoor amusement facilities,

(5) Adult-oriented establishments,

(6) Day care centers,

(7) Kennels, boarding, grooming, training and similar uses for small animals,

[Ordinance No. 10326 – 11/14/95]

(8) Communications Towers:

The Board of Appeals for Variances and Special Permits may issue a Special Permit for communications towers under the terms specified in Article VIII.

[Ordinance No. 11253 - 03/19/02]

(9) Travel Trailer Camps and other camping facilities subject to the requirements and restrictions specified in Article VIII, Section 107(15).

(10) Display and Sale of Manufactured Homes under the terms specified in Article VIII, Section 107(20).

605. Uses Permitted as Special Exceptions by the City Council:

The following uses may be permitted as special exceptions by the City Council as authorized by T.C.A. 57-3-208 and Chattanooga City Code, Part II, Sections 5-101 through 5-126.

(1) Liquor stores,

(2) Wineries, including vineyards, processing, bottling and sales facilities.

[Ordinance No. 7686 - 6/24/80]

[Ordinance No. 9077 - 11/22/88]

[Ordinance No. 10023 - 3/22/94]

606. Permitted Accessory Uses and Structures:

The following accessory uses and structures may be permitted in any approved C-2 Convenience Commercial Zone:

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures, as stated and restricted above, and which do not involve Article V, C-2 Convenience Commercial Zone

Appendix B- Page 72

operations or structures not in keeping with the intent of this section or with the character of the zone, or likely (as constructed, operated, or maintained) to have an adverse effect on the character of areas surrounding the zone.

607. Prohibited Uses and Structures:

(A) In general, any uses or structures not of a nature permitted under "Principal Uses Permitted" and "Permitted Accessory Uses and Structures" or any use or structure that is otherwise found to be not in keeping with the stated intent of these zoning regulations is prohibited within the C-2 Convenience Commercial Zone.

(B) Any outdoor storage of equipment or merchandise shall be limited to 20% of the



lot square footage, excluding the area where buildings are located; such area shall be contained by fence, a minimum of six (6) feet high, and shall not encroach upon the required parking area. Additional parking requirements shall be required for the outdoor use. (Building/Structure Base square footage and outdoor use = Total square footage for Parking Requirement.)

[Ordinance No. 9492 - 11/20/90]

[Ordinance No. 9518 - 2/12/91]

[Ordinance No. 9815 - 12/15/92]

In the case of nurseries, florist greenhouses and garden centers, outdoor storage shall be permitted and screened by a sight obscuring fence, a minimum of six (6) feet high. Parking shall be subject to the requirements of the Traffic Engineer.

608. Minimum Yard and Landscaping Requirements; Maintenance of Visibility at Access Points; Relations of Yards to Turnout and Merging Lanes:

(1) Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way.

Side yards with a minimum width of ten (10) feet and rear yards of not less than twenty-five (25) feet depth shall be required where permitted use adjoins any Residential Zone.

[Ordinance No 8527 - 9/10/85]

(2) The minimum lot area for dwellings shall be seven-thousand-five-hundred (7,500) square feet, plus two-thousand (2,000) square feet for each dwelling unit over one (1). This minimum lot area shall be in addition to the area required for the commercial use and its parking and loading area.

(3) Other than as provided above, no other front, rear, or side yards are required, but where buildings are separated, the distance between them shall be at least ten (10) feet.

(4) No structure, landscaping, fences, terraces, or other natural or artificial features adjacent to any street shall be of a nature impairing visibility from or of approaching vehicular traffic where such visibility is important to safety, nor shall such features in any way create potential hazards to pedestrians. In particular, at vehicular entrances and exits, no off-street parking, landscaping, or other material impediment to visibility between the heights of three (3) feet and eight (8) feet shall be permitted within a triangular area bounded by imaginary lines connecting three (3) points as described and illustrated below:

Point A At the intersection of any public right-of-way with another right-of-way, either public or private drive, the point of intersection nearest approaching traffic.

Article V, C-2 Convenience Commercial Zone

Appendix B- Page 73

Point B Beginning at Point A, proceeding along the boundary line of the public rightof-way toward the direction of oncoming traffic for a distance of twenty-five (25) feet to a second point: Point B.



Point C Beginning at Point A, proceeding along a line perpendicular to the public right-of-way and generally along the edge of the private driveway (or public right-of-way) toward the interior of the lot for a distance of ten (10) feet to a third point: Point C.

Example:

[Ordinance No. 9077 - 11/22/88]

(5) Along major public streets, turn-out lanes, and merging lanes may be required to be constructed on the lot, with length and width as appropriate to the flow of traffic, and traffic separation devices may be required at such entrances and exits and along such merging lanes. Whether required by the Traffic Engineer or provided voluntarily, such turn-out and merging lanes may be included as part of the required setback adjacent to the public collector or arterial street. Any disagreement regarding requirements for turn-out and merging lanes may be appealed to the Board of Appeals.

609. Maximum Height of Structure:

No building or structure except radio, television, telephone and microwave towers (See Article VIII, Section 107) shall exceed two and one-half stories or 35 feet in height, except that a building or structure may exceed these height requirements provided that for every one (1) foot of additional height over 35 feet the building or structures shall be set back one (1) additional foot from all property lines. Communications towers shall be subject to the setback requirements set forth in Article VIII.

[Ordinance No. 9791 - 9/15/92]

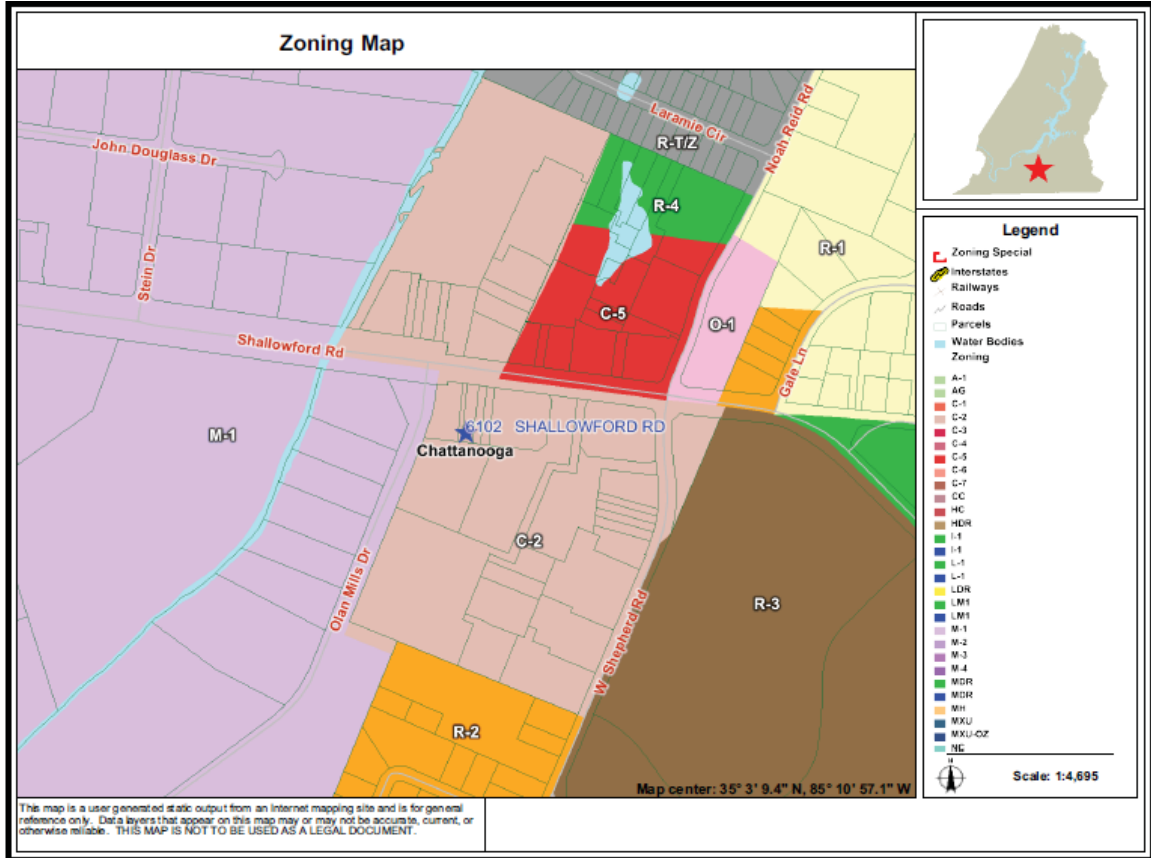
[Ordinance No. 9999 - 1/25/94]

[Ordinance No. 11253 - 3/19/02]

610. For off-street parking requirements see Article V, Section 1700, et seq. (Ord. No. 11459, §2, 09-16-03)



# City of Chattanooga Zoning Map



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# Utility Information



## **Utility Information – 6102 Shallowford Road**

### **Electric**

According to Teresa, with the Electric Power Board in Chattanooga, they are the service providers to the subject property.

Fees: Please see the fee schedule sheet from EPB.

For more information, call Electric Power Board at (423) 648-1372 or visit their website at <http://www.epb.net/>.

### **Water/ Sewer**

According to Reese, with Tennessee American Water Company they provide Water and Sewer to the subject property.

Fees:

There is a one time account activation fee of \$15.00 to have the service switched to another name. For a property that has multiple offices and therefore the potential for multiple accounts, it is \$15.00 per account.

For more information, please call Tennessee American Water Company at (866) 736-6420 or visit their website at <http://www.amwater.com/tnaw/>.



## Electric Utility Letter and Fee Schedule

### Tim Jones

**From:** Clark, Teresa [Clarktd@epb.net]  
**Sent:** Tuesday, February 09, 2010 9:09 AM  
**To:** tim@furrow.com  
**Cc:** Clark, Teresa  
**Subject:** DEPOSIT REQUIREMENTS FOR 2103 HUFF PLACE AND 6102 SHALLOWFORD RD  
**Attachments:** Application information.doc

THE DEPOSIT REQUIRED AT THIS TIME FOR 6102 SHALLOWFORD RD ARE AS FOLLOWS AND WILL BE CALCULATED WITH EACH NEW CUSTOMER:

6102 SHALLOWFORD RD	SUITE E	\$700.00
6102 SHALLOWFORD RD	SUITE 104	\$200.00
6102 SHALLOWFORD RD	SUITE C	\$800.00
6102 SHALLOWFORD RD	SUITE 101	\$1,500.00
6102 SHALLOWFORD RD	SUITE 102	\$200.00
6102 SHALLOWFORD RD	HSMTR B	\$400.00

We will accept the following forms for security:

1. Cash deposit (Cash, Cashier's Check, Master Card, Visa)
2. Indemnity Bond from your insurance company
3. Irrevocable Letter of Credit from a bank

IF YOU HAVE ANY QUESTIONS YOU CAN CALL (423) 648-1372.



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# TDOT Traffic Count Information



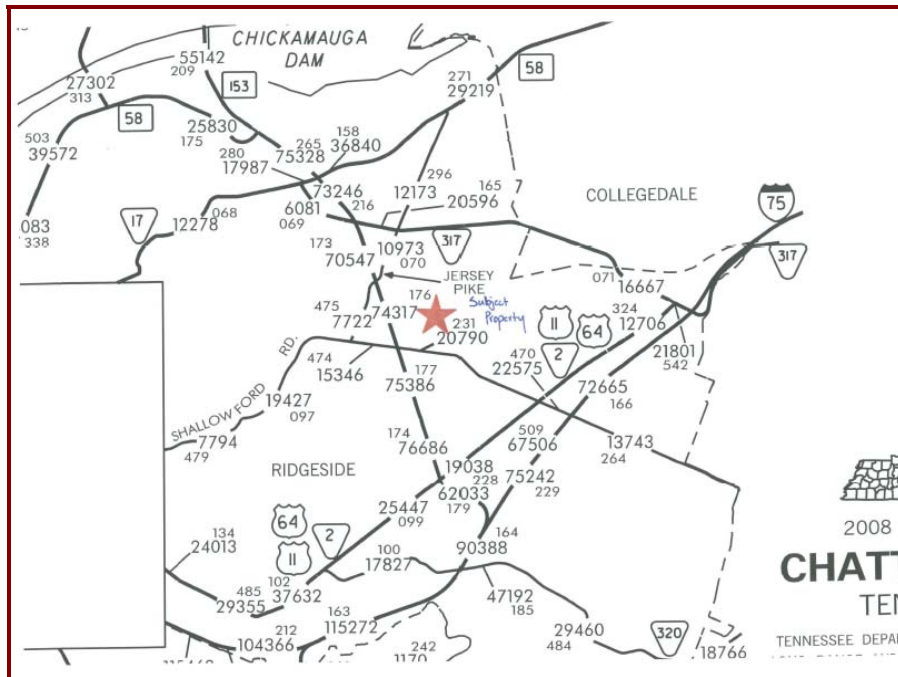
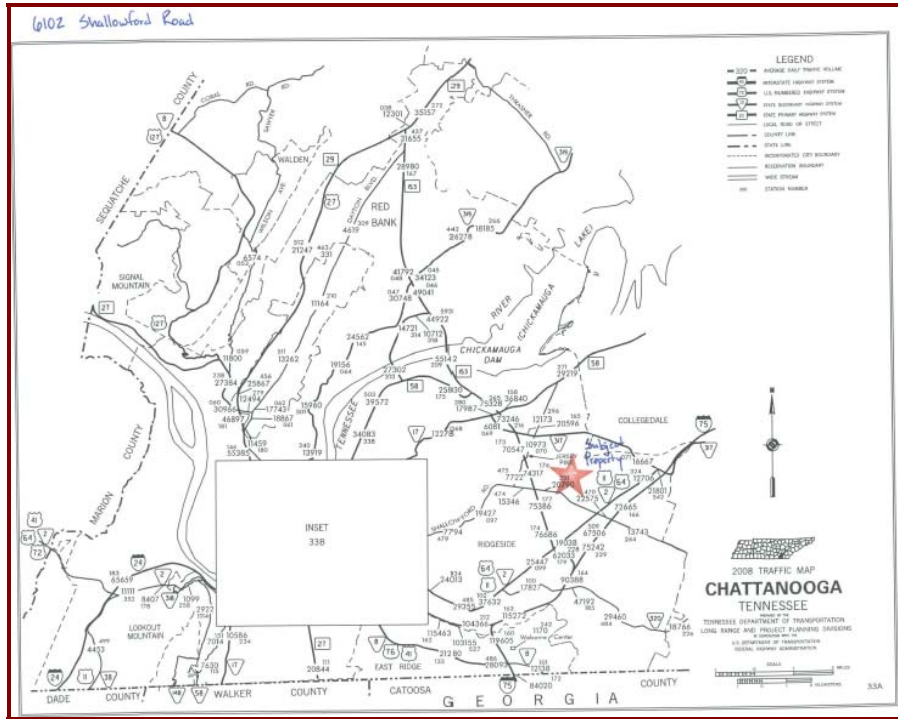
## Traffic Count Information – 6102 Shallowford Road

According to TDOT's Traffic Flow Maps, the subject property has approximately 20,790 vehicles per day as its most recent traffic count. (Please see the attached maps)

For more information, please feel free to contact TDOT's Project Planning Division at (615) 741-2208 or visit their website at <http://www.tdot.state.tn.us/projectplanning/adt.asp>



# TDOT Traffic Count Maps



**FURROW AUCTION COMPANY**

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# Broker Participation Form



**ACKNOWLEDGEMENT**  
 FURROW AUCTION COMPANY  
 RECEIVED \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Fax To 865-525-4179  
 Do Not Write In This Space



**Furrow Auction Company**  
 1022 Elm Street  
 Knoxville, TN 37921  
 Phone 865.546.3206  
 Fax 865.525.4179  
 Toll Free 800.438.7769  
 www.furrow.com  
 TN License #62

**AFFIDAVIT OF REGISTRATION - PRINCIPAL AND BROKER**

The undersigned hereby certifies and agrees to the following terms and conditions:

1. A 2 % Broker Commission, before the inclusion of the Buyer's Premium, will be paid to the Broker after closing and receipt of monies by Seller provided that the undersigned Principal is the successful Purchaser at Auction on this property described as: **PROPERTY ADDRESS**

To be offered at Auction on Thursday March 4<sup>th</sup>, 2010 -12:00 noon and Friday March 5<sup>th</sup>, 2010 - 12:00 noon

2. Commission shall be paid to Brokers representing Principal bidder only.
3. No commission will be paid to Broker whose client becomes a secondary buyer not purchasing on the day of the Auction.
4. Broker Must register his Principal by mail or fax with Furrow Auction Company at least 48 hours prior to the Auction; and have that representative recognized by fax from Furrow Auction Company within 24 hours prior to the sale.
5. No Broker will be recognized as a Principal who has been personally contacted by Furrow Auction Company or Seller prior to Broker's request for recognition. In the event 2 or more Brokers request recognition for the same Principal, then the one received first will be recognized by Furrow Auction Company.
6. The Broker and Principal, by placing their signatures below, certify that they have inspected the premises of the subject property. **BY NOTARIZED SIGNATURE BELOW, PRINCIPAL AUTHORIZES BROKER TO BE HIS REPRESENTATIVE IN THE PURCHASE OF THIS PROPERTY.**
7. No commission on property will be paid to any Broker participating in the purchase of the property as a Principal and no commission will be paid to any Broker representing any heir of the property.
8. The Broker and Principal hereby attest that the Broker is serving only as an agent and not as a Principal involved in the purchase of the property.
9. Principal hereby acknowledges that Furrow Auction Company represents the Seller in this transaction.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2010

<p><b><u>Broker/Sales Associate</u></b>          Company Name _____          Broker/Associate Name _____          Address _____          Phone and Fax _____          e-mail address _____          Broker Signature _____          State of <u>TN</u> License Number _____          Please indicate which Property the Broker is applying for by checking the box next to property description above. A separate form is required for each Principal represented.</p>	<p><b><u>Principal (Buyer)</u></b>          Name _____          Phone _____          Signature _____</p> <p><b><u>Notary</u></b>          Name _____          Signature _____          My Commission Expires on _____</p>
--	---

**A COMMISSION WILL BE PAID TO THE LICENSED REAL ESTATE BROKER PROPERLY LICENSED IN THE STATE OF TN WHOSE PRINCIPAL PAYS AND CLOSES ON THE PROPERTY FOR WHICH THEY WERE THE SUCCESSFUL BIDDER AT THE AUCTION.**

**IN ORDER TO QUALIFY FOR BROKER PARTICIPATION, A SIGNED ACKNOWLEDGEMENT OF THIS AFFIDAVIT FROM FURROW AUCTION COMPANY MUST BE PRESENTED AT THE AUCTION TO A REPRESENTATIVE OF FURROW AUCTION COMPANY.**



# Title Commitment



# Sample Auction Documents



# Sample Sale Day Contract





# Sample Warranty Deed



# Sample Bidder Card



NAME \_\_\_\_\_

COMPANY NAME \_\_\_\_\_  
PLEASE PRINT

2



**FURROW  
AUCTION  
COMPANY**

Real Estate Brokers • Industrial Auctioneers  
1022 Elm St. • Knoxville, TN 37921 • License #62  
Phone (865) 546-3206 • FAX (865) 525-4179  
Internet: www.furrow.com  
E-mail: furrow@furrow.com

PLEASE DISPLAY IN POCKET

BIDDER NO. 2  
PLEASE PRINT

NAME: \_\_\_\_\_

COMPANY NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE: OFFICE (\_\_\_\_) \_\_\_\_\_

PHONE: HOME (\_\_\_\_) \_\_\_\_\_

U.S. FUNDS: CASH \_\_\_\_\_ CERTIFIED \_\_\_\_\_

BANK REFERENCE \_\_\_\_\_

DEALER'S TAX NO. \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

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