

To Whom It May Concern

RE: 09-07-010 Nolensville Fire Tower Site, Warren Hollow Road, Franklin Tn. 37067

Enclosed is a bid package for the above captioned property. The data included is for general information purposes and is not guaranteed as to accuracy. Please review the page titled "enclosed Items" and let me know if anything is missing.

The property is scheduled for advertisement in the real estate for sale section of the Tennessean on Aug. 22, 2010 and Aug. 29, 2010. Bids are due September 20, 2010 no later than 2:30 PM CT at the Real Property Administration office in Nashville, Tennessee.

Please contact us to arrange to inspect the property. Please contact me at (615) 532.0760 if you need any additional information or have any questions.

Sincerely,

Roger Jackson

STATE OF TENNESSEE TR. 09-07-010

Nolensville Fire Tower Site

PROPERTY INFORMATION

The Department of Finance and Administration, Office of Real Property Administration, is requesting offers to purchase the subject property by sealed bids. The following data is for information only and accuracy is not guaranteed. Please contact Roger Jackson at (615) 532.0760 if you need any additional information.

LOCATION: Warren Hollow Road, Franklin Tn. / Map 81, Parcel 11-01
LOT: +/- 0.7 acres (30,492 square feet)

IMPROVEMENTS: N/A
UTILITIES: All municipal utilities available

ZONING: SE – Suburban Estate

ACCESS: Includes the right of ingress and egress over an old field road 20 feet in width, full description to follow with quitclaim deed.

DEED RESTRICTIONS: None

INTEREST CONVEYED: All right, title and interest by QUITCLAIM DEED
MINIMUM BID: \$8,000.00

OPENING DATE & TIME: September 20, 2010 @ 2:30 PM CDT



STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION

WILLIAM R. SNODGRASS TENNESSEE TOWER, SUITE 2200
312 EIGHTH AVENUE NORTH, NASHVILLE, TENNESSEE 37243
(615) 741-4221
FAX (615) 741-7599

DAVE GOETZ
COMMISSIONER

DOTTIE HAGOOD
ASSISTANT COMMISSIONER

The Tennessean Newspaper
Nashville, TN

**Re: Sale of Surplus State Real Property
Transaction No.09-07-010**

Please publish the enclosed advertisement in the Tennessean real estate section on the following dates:

Aug. 22nd and Aug. 29th 2010

Use space one (1) column wide and length as necessary, with border. Heading to be in 10 point type with body to be in 7 point type.

Send a copy of the advertisement, an affidavit of publication and your invoice to:

Attention: Jurgen Bailey
Finance and Administration
William R. Snodgrass Tennessee Tower
312 – Rosa L. Parks Avenue North, 22nd Floor
Nashville, TN 37243-0300
Phone: (615) 741-4221

To expedite the processing of your invoice please include the Transaction Number referenced above. Thank you.

Sincerely,

Roger Jackson
Real Property Agent
615/532.0760

**FOR SALE
NOLENSVILLE FIRE TOWER SITE
WARREN HOLLOW ROAD
FRANKLIN, TENNESSEE 37067**

**BY
THE STATE OF TENNESSEE
TR. 09-07-010**

ALL CASH - "AS IS"

The State of Tennessee requests sealed bids for the purchase of the land located on Warren Hollow Road, Franklin Tn. Approximately (30,492 sq. ft.) 0.7 +/- acres.

MIMIMUM BID: \$8,000.00

The State will accept sealed bids until 2:30 p.m. CDT on **September 20, 2010** at the address below. The State reserves the right to reject any and all bids.

Please contact for bid package or additional information:

**Roger Jackson
Real Property Administration
312 – Rosa L. Parks Avenue, 22nd Fl
Nashville, TN 37243**

**Phone: (615) 532.0760
Fax: (615) 741-7599
Email: roger.jackson@tn.gov
URL: www.tennessee.gov/finance/rpa/sales**

Exhibit "A"

This Instrument Prepared by:

Charles H. Weathers, Attorney
State Property Services Division
210 Central Services Building
Nashville, Tennessee 37219.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars (\$1,000.00) to us in hand paid, the receipt of which is hereby acknowledged, we John A. Graham and wife, Frances M. Graham, have this day bargained and sold and by these presents do hereby transfer and convey unto the State of Tennessee and its assigns a parcel of land lying and being in the 19th Civil District of Williamson County, Tennessee, bounded and described as follows:

- BEGINNING on a corner fence post that is Locke's north-east corner, and an interior corner of the 88 acre tract of land of which this is a part, and being in McMahon's south boundary line; running thence with McMahon.
- 1 - South 81 1/4 deg. East 154 feet to a corner fence post at a gap, and which is McMahon's southeast corner; thence on new lines.
 - 2 - South 26 3/4 deg. East 246 feet to a stake; thence
 - 3 - South 58 1/2 deg. West 93 1/2 feet to corner or a 14 inch elm, which is an interior corner of the 88 acre tract, and also an interior corner of the Locke tract; thence with Locke
 - 4 - North 32 1/2 deg. West 340 feet to the beginning, containing 7/10 acres.

This transfer also includes the right of ingress and egress over an old field road 20 feet in width that now exists and is described as follows: running from the north east corner of the above described tract, North 7 deg. East, 900 feet where it intersects an old public road, and also included is the right to grade and otherwise improve this old field road.

This property with its above described right of way is depicted on the attached plat hereby incorporated as part of this instrument.

This property is a portion of the property conveyed to the grantors herein by deed recorded in Deed Book 128, page 69 of the Register's Office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land together with the appurtenances, estate, title, and interest thereto belonging unto the State of Tennessee and its assigns forever.

AND we, John A. Graham and wife, Frances M. Graham, do covenant with the State of Tennessee that we are lawfully seized and possessed of said land in fee simple, that we have a good right to convey same, and that it is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the above described property to the State of Tennessee and its assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of ~~NOVEMBER~~ ^{March} 1969.

John A. Graham
John A. Graham

Frances M. Graham
Frances M. Graham

STATE OF TENNESSEE)
DAVIDSON)
COUNTY OF WILKINSON

Before me a Notary Public of the State and County aforesaid personally appeared John A. Graham and wife, Frances M. Graham, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

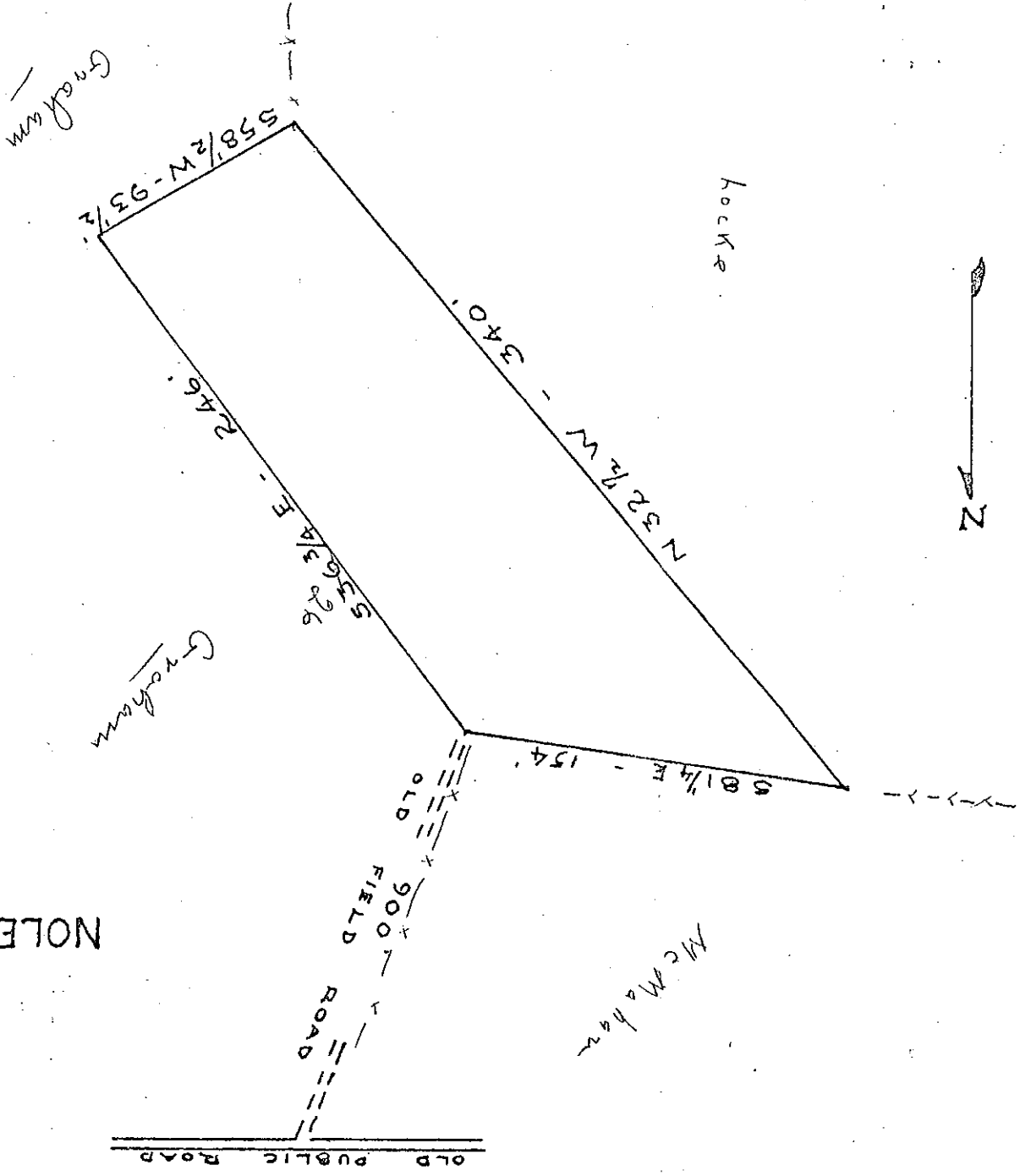
Witness my hand and seal at office in Tenn this the 26th day of ~~NOVEMBER~~ ^{March} 1969.

Michael P. Danforth
Notary Public

My Commission expires: NOVEMBER 1970

NOLENSVILLE TOWER SITE

Plat Scale - 1" = 1 Chain



J. D. Bennett, Jr.
REGISTER

JIMMIE D. BENNETT, JR.

Witness my hand

Noted in Note Book page 20
and Recorded in Book No. 177 (162)
of April 1969 at 10:18 o'clock A.M.
day

STATE OF TENNESSEE
WILLIAMSON COUNTY

REGISTERS OFFICE

Office of Tennessee

To Book

*File A Jackson
reflex*

INDEXED

Handwritten notes and signatures, including '1969' and '177 (162)'.

PROPERTY SERVICES,
Div. of Fin. & Admin.

NOV 2 1969



STATE OF TENNESSEE TR. 09-07-010

Nolensville Fire Tower Site

PROPERTY CONDITION DISCLOSURE

The following information is provided so that interested parties may make informed decisions regarding this property. Accuracy is not guaranteed and it is not intended to be all inclusive. This is not a warranty or a substitute for any professional inspections or warranties that purchasers may wish to obtain. Purchases agree to accept the property “as is.”

STATE OF TENNESSEE TR. 09-07-010
SALE OF
Nolensville Fire Tower Site
Warren Hollow Road, Franklin Tn. 37067

BID PROCEDURE

1. **METHOD:** Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.
2. **OPENING:** Sealed bids will be opened **September 20, 2010 at 2:30 p.m.** (Central Daylight Time) at the Real Property Administration office in Nashville, Tennessee. Bids must be received by Real Property Administration no later than the opening time and date. Late bids will be returned unopened.
3. **FORMAT:** The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED:	TR 09-07-010
BID OPENING TIME:	2:30 PM CDT
BID OPENING DATE:	September 20, 2010

4. **SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.
5. **AWARD OF BID:** Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.
6. **TERMS OF SALE:** The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.
7. **FORWARD BIDS TO:** **Roger Jackson**
State of Tennessee
Real Property Administration
312 Rosa L. Parks Avenue, 22nd Fl
Nashville, TN 37243

**TRANSACTION 09-07-010
SALE OF NOLENSVILLE FIRE TOWER SITE
WARREN HOLLOW ROAD, FRANKLIN TN. 37067
0.7 +/- acres, MAP 81, PARCEL 11.01**

BIDS DUE NO LATER THAN: 2:30 PM CDT, September 20, 2010

BID FORM

I, _____, submit a bid of \$_____, for the lot located on Warren Hollow Road, Franklin, Tennessee Map 81, Parcel 11.01. Being the same property identified by the proposal information for RPA Transaction Number 09-07-010.

Enclosed is a cashier's check payable to the State of Tennessee in the amount of \$400.00 which constitutes the required bid deposit of five (5) percent of my total bid. The balance to be paid upon notification by the State of Tennessee that the deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification of property taxes to be used if you are the successful bidder.
