

AUCTION

Highland Cove

**7100 Dale Ridge Road,
Lancaster, Dekalb County, Tennessee 38569**

**Auction: Saturday, May 15, 2010 at 11:00 AM Central Time
Registration begins at 9:00 AM Central Time**

OVERVIEW:

Breathtaking Views Of Center Hill Lake And Edgar Evans State Park Stretch Before Highland Cove Luxury Condominiums, A Gated Community Located Eight Miles From Interstate 40 In Lancaster, Tennessee. Resting Along The Eastern Highland Rim Of The Cumberland Plateau, Tennessee's Mid Region Of Ridges, Gorges, Caves, And Waterfalls Beckon To Outdoor Enthusiasts Who are Searching For A Second And/Or Permanent Homes. Less Than A Hour's Drive From Nashville, Center Hill Lake Boasts 415 +/- Miles Of Tranquil Shoreline And Is Popular Among Anglers And Boaters.

TO BE AUCTIONED:

The Last Eleven (11) Condos Out Of Sixty-Six (66) Will Be Offered At Auction With Four (4), Which Will Consist Of Three (3) Three (3) Bedroom Condos And One (1) Penthouse Unit, Selling Absolute, Regardless Of Price.

AGE:

Completed in 2008

EXTERIOR FEATURES:

Stucco, Aercon Block (R-50 Factor)

FOUNDATION:

Reinforced Concrete Piling

BUILDER:

Hayes Contractors

UNIT NUMBERS:

Unit	Bedroom	Square Footage
A1	Three	1,886 +/-
A3	Three	1,886 +/-
A4*	Three	1,886 +/-
A5	Penthouse (Three/Loft)	2,191 +/-
A6	Penthouse (Three/Loft)	2,191 +/-
B1	Three	1,886 +/-
B2	Three	1,886 +/-
B3	Three	1,886 +/-
B4	Three	1,886 +/-
B5	Penthouse (Three/Loft)	2,191 +/-
B6*	Penthouse (Three/Loft)	2,191 +/-

***Hardwood Floor In The Living Room**

**** Please Note: Inventory Is Subject To Change Due To Pre-Auction Offers And Prior Sales**

FLOOR PLANS:

Available Upon Request

UNIT FEATURES:

Living Rooms, Kitchens With Granite Countertops & Stainless Steel Appliances, Energy Efficient Windows, Digital Thermostats, Tankless Water Heater, Pre-Wired For Cable, Internet, Phone, And Security System, Oversized Bedrooms, Master Suites With Garden Tubs, Crown Molding, Large Balconies, Expansive Windows With Tremendous Views Of Lake & Mountains, Lofts In Penthouses

CONDOMINIUM FEATURES:

Pool, Access To Full Service Marina, Grilling Area, Golf Cart Path to Lake, Gated Community

CONDOMINIUM DOCUMENTS:

Available Upon Request

CONDOMINIUM DUES:

**Three Bedroom \$230.00 Per Month
Penthouse \$260.00 Per Month**

CONDOMINIUM DUES INCLUDE:

Common Area Maintenance, Landscaping, Maintenance Insurance, Gate Maintenance, Golf Cart Path, Grilling Pavillion

TAXES: Estimated \$1,100.00 Annually

AIRPORTS: Smithville Municipal Airport (0A3)
Upper Cumberland Regional Airport (SRB)
Nashville International Airport (BNA)
Knoxville's McGhee/Tyson Airport (TYS)

SCHOOLS: Baxter Elementary School
Dekalb West Elementary School
Dekalb County Middle School
Dekalb County High School

GENERAL INFORMATION

BIDDER DEPOSIT: **3-Bedroom Condo:** \$15,000.00 per condo being in personal check, business check or certified funds.

3-Bedroom Penthouse: \$25,000.00 being in personal check, business check or certified funds.

TERMS: 10% down on auction day with balance due at closing in 30 days.

BROKER PARTICIPATION: Broker participation welcome subject to certain guidelines. Call 1-800-648-6435.

PRE-SALE INSPECTION: The property is available for viewing, by appointment, from 10:00 a.m. to 6:00 p.m. beginning May 1st. To schedule an appointment prior to this date, please call (800) 648-6435. Beginning May 1st, you may call the site directly at (615) 548-4218, (615) 548-4219 or (800) 648-6435.

FOR MORE INFORMATION: Visit our Web site at www.nationalauctiongroup.com or call (800) 648-6435 or (256) 547-3434.

DIRECTIONS:

From I-40, take exit 268 (Buffalo Valley Rd. /Center Hill Dam Exit). Drive south 3 6/10 miles to Hwy. 96 and turn right. Follow signs to Center Hill Dam. Drive over CHD and drive 3 1/10 miles to condos on left.

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Lancaster, Dekalb County, Tennessee

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