

# Court Ordered Auction

By Order of Chancery Court

## South Knoxville Home & Personal Property

3320 Canary Ave., Knoxville, TN

### Saturday, May 22 • 10:30 AM

Inspection: Friday, May 21 • 9:00 AM - 4:00 PM



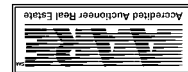
**REAL ESTATE TERMS:** 10% Buyer's Premium. Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) due sale day in the form of cash, cashier's check, personal or company check. Plus a real estate sales contract must be signed. Balance is due in certified funds at closing. **CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Sale day announcements control terms of sale. Note: Homes built before 1978 may contain lead-based paint. PERSONAL PROPERTY TERMS:** 10% Buyer's Premium. Payments must be made by Cash, cashier's check, wire transfer, personal or company check when accompanied by a bank letter of guaranty. Payment is due day of Auction.

**DIRECTIONS:** From downtown Knoxville, traveling southeast on Henley Street, cross over bridge and continue on Chapman Highway for 8/10 mile. Turn LEFT onto Woodlawn Pike at BP Station and travel 3/10 mile. Turn LEFT onto Ellis Street and travel 1/10 mile. Turn RIGHT onto Canary Avenue and travel 1/10 mile to property on LEFT.

*Pass It On...* If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them. **Dated Material • Do Not Delay**

Join our group on Facebook

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**2 BR, 1 BA South Knoxville**  
**Home & Personal Property**  
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Knoxville, TN  
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Knoxville, TN 37921

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KNOXVILLE, TN

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### Brick Home with Unfinished Basement on Beautiful Corner Lot

- Approx. 1,040 sq. ft.
- 2 BR, 1 BA
- Built in 1957
- Hardwood Floors
- Corner Lot at the intersection of Canary Avenue & Goldfinch Avenue
- Located Across from Dogwood Elementary School
- Utilities Available: Electric, Water, Sewer - provided by KUB
- Zoning: R-1 (Low Density Residential District)
- Est. Annual Real Estate Taxes: County - \$416.28; City - \$434.85. Taxes to be pro-rated at closing

\* Square footage is not guaranteed.  
All information obtained from Knox County Courthouse Records.



### Personal Property Auction Will Immediately Follow Real Estate Auction



- Furniture
- Small Appliances
- Televisions, VCRs
- China, Glassware, Flatware, Cookware, Kitchen Utensils
- Household Decor
- Lawn & Garden Items
- Much More!



# FURROW AUCTION COMPANY

1022 Elm Street • Knoxville, TN 37921 • (865) 546-3206 • 1-800-4FURROW

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