

# 940 S Maple St

Lebanon, TN 37087

**SOLD!**

Auction  
08/15/2020 10:00AM

**ABSOLUTE AUCTION** Saturday August 15, 2020 10:00 AM

**940 SOUTH MAPLE STREET, LEBANON, TN 37087**  
Directions: From Lebanon Square head West and turn left at first stop light onto South Maple Street. Go 1.3 miles. Property will be on the right. Watch for signs!

**LOCATION! LOCATION! LOCATION!**  
**1.9 ACRES - 4 BEDROOM HOUSE**



**ZONED RD9 - COULD ACCOMMODATE UP TO 14 RESIDENTIAL UNITS**

**DESCRIPTION:** Convenient location! Spacious 2 story frame-built home. 4 bedrooms, 2 baths, with large kitchen and dining room combo with built in cabinets. Covered front porch, oversized back patio, second floor walk out deck overlooking mature trees on a large yard. Paved driveway with 2 car garage. Great starter home or investment property.



**VEHICLES:** 2003 Mercedes E320 4 Door, 171,330 miles - 1988 International S1600 U-Haul Truck, Diesel, 5 Speed, 2V Box - BMW R1100 Motorcycle, 24,653 miles - 2V Enclosed Utility Cargo Car/Hauler Trailer

**FURNITURE:** Maple Twin Beds - 2 End Tables - Small Secretary Rolltop Desk - (2) 2-pc Bedroom Set - 2 Nightstands - Leather Couch - Wing Back Chair - Reclining Leather Couch - 2-pc Oak Bedroom Set - Pairing Couch - Jack Daniels Wood Barrel - Dining Table & 4 Chairs - Floor Lamp - Glass Front Square Glass Cabinet - Whitepool Washer - CE Dryer - Dress Front Secretary Desk - 3 Square Metal Tables

**COLLECTIBLES:** Metal Toys - McCoy Pieces - McCoy Bowl - Coca-Cola Ice Bucket - Misc. Glasses & Cups - 2 Hand Painted Dresser Lamps - Coca-Cola Sign - Shirley Temple Quaker Puffed Wheat Ad - Goose Island Beer Co. Ad - Michael's Beer Mirror - Lock Blade Case - (2) 2 Blade Schrade Pocket Knives - Schrade Knife With Sheath - Parker Frost Knife - 2 Blade Schrade Commemorative - Isler 2 Blade 1875 - 3 Blade Schrade - Parker Frost Indian Commemorative - Scout Cook Kit In Box - Vintage Johnny West Toy In Box - Vintage Lane Ranger Toy In Box - Star Wars Toy In Box - Vintage Electronic Games In Box - 200+ Collectible Match Box Cars

**MISC:** Ant. Jukebox With Records - Neon Bar Sign - Globe Meat Slicer - Restaurant Equipment - Tea Dispenser - Dishes - Sandwich Press - Wheel Barrow - Asst. Vacuum Cleaners - Hanging File Cabinet - Coke Dispenser - Chest Type - Toy Trucks - Light Fixtures - Pool Table Light - Hand Tools - 3D Wood Eater - Wood Gun Cabinet - Schwinn Bicycle Built For Two - Metal Pate Furniture - 3 Tables, 8 Chairs - Portable Grills - Propane Space Heaters - 4 Metal Stools - Water Fountain Bath - Mini Fridge - Kiermore Gas Grill - Sunn Coffee Station - Push Mower - Metal Dinette Table With Chairs - Asst. Chairs - Metal & Wood - Sleeping Stones

Call Jay White 615-308-4421 or 615-444-0909 For Further Information

Phillip Herron Estate

**FINANCING:** Available through Wells Bank & Trust - David Simpson - 615-444-2882 or Southern Bank of Tennessee - David Pezall - 615-444-2702 or contact lender of your choice to prequalify prior to sale.

**COVID-19:** We encourage persons attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract COVID-19 or any other communicable disease.

**SALE TERMS:** CASH AT CLOSING OR BY DEPOSIT TO SAVINGS FROM AUCTION DATE. **SALE DATE TERMS:** Pay 25% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

**THIS SALE WILL BE AN "AS IS" SALE. ALL INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED.**

**LEAD BASED PRELIMINARY DISCLOSURE:** Issues full price in 10% may contain lead based paint and mold. Prospective buyers may have a house checked prior to sale date. Buyer to sign inspector waiver sales date.

**BUYER AND SELLER INCURRED THROUGH ALL INSPECTIONS AND/OR EVIDENCE FROM TO SALE DATE. DELIVERED "AS IS".**

**ALL ANNOUNCEMENTS MADE DAY OF SALE. THE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED RELIABLE BY NOT GUARANTEED.**



**615.444.0909**  
www.AgeeAndJohnson.com

Listed By (Agent):

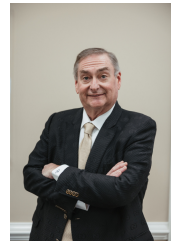
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



# ABSOLUTE AUCTION

**SATURDAY AUGUST 15, 2020 @ 10:00am**

**LOCATION 940 S MAPLE ST • LEBANON TN**

**DIRECTIONS: From Lebanon Square head West and turn left at first stop light onto South Maple Street. Go 1.3 miles. Property will be on the right . Watch for signs!**

**LOCATION! LOCATION! LOCATION!**

**1.9 ACRES - 4 BEDROOM HOUSE**

**ZONED RD9 - COULD ACCOMMODATE UP TO 14 RESIDENTIAL UNITS**

## DESCRIPTION:

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## VEHICLES:

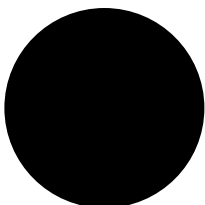
2003 Mercedes E320 4 Door, 197,930 miles • 1988 International S1600 U-Haul Truck, Diesel, 5 Speed, 24' Box • BMW R1100 Motorcycle, 24,953 miles • 24' Enclosed Wells Cargo Car Hauler Trailer

## FURNITURE:

Maple Twin Beds • 2 End Tables • Small Secretary Rolltop Desk • (2) 2-pc Bedroom Set • 2 Nightstands • Leather Couch • Wing Back Chair • Reclining Leather Couch • 2-pc Oak Bedroom Set • Fainting Couch • Jack Daniels Wood Barrel • Dining Table & 4 Chairs • Floor Lamp • Glass Front Square Curio Cabinet • Whirlpool Washer • GE Dryer • Drop Front Secretary Desk • 3 Square Metal Tables

## COLLECTIBLES:

Metal Toys • McCoy Pieces • McCoy Bowl • Coca-Cola Ice Bucket • Misc. Glasses & Cups • 2 Hand Painted Dresser Lamps • Coca-Cola Signs • Shirley Temple Quaker Puffed Wheat Ad • Goose Island Beer Co. Ad • Michelob Beer Mirror • Lock Blade Case • (2) 2 Blade Schrade Pocket Knives • Schrade Knife With Sheath • Parker Frost Knife • 2 Blade Schrade Commemorative • Boker 2 Blade 1978 • 3 Blade Schrade • Parker Frost Indian Commemorative • Scout Cook Kit In Box • Vintage Johnny West Toy In Box • Vintage Lone Ranger Toy In Box • Star Wars Toy In Box • Vintage Electronic Games In Box • 200+ Collectible Match Box Cars



**MISC:**

AMI Jukebox With Records • Neon Bar Signs • Globe Meat Slicer • Restaurant Equipment • Tea Dispenser • Dishes • Sandwich Press • Wheel Barrow • Asst. Vacuum Cleaners • Hanging File Cabinet • Coke Dispenser - Chest Type • Toy Trucks • Light Fixtures • Pool Table Light • Yard Tools • JD Weed Eater • Wood Gun Cabinet • Schwinn Bicycle Built For Two • Metal Patio Furniture - 3 Tables, 8 Chairs • Portable Grills • Propane Space Heaters • 4 Metal Stools • Water Fountain/Bird Bath • Mini Fridge • Kenmore Gas Grill • Bunn Coffee Station • Push Mower • Metal Dinette Table With Chairs • Asst. Chairs - Metal & Wood • Stepping Stones

**Call Jay White 615-308-4421 or 615-444-0909 For Further Information  
Phillip Herron Estate**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - David Penuel - 615-444-3700; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE.

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2020 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

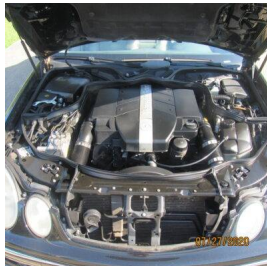
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

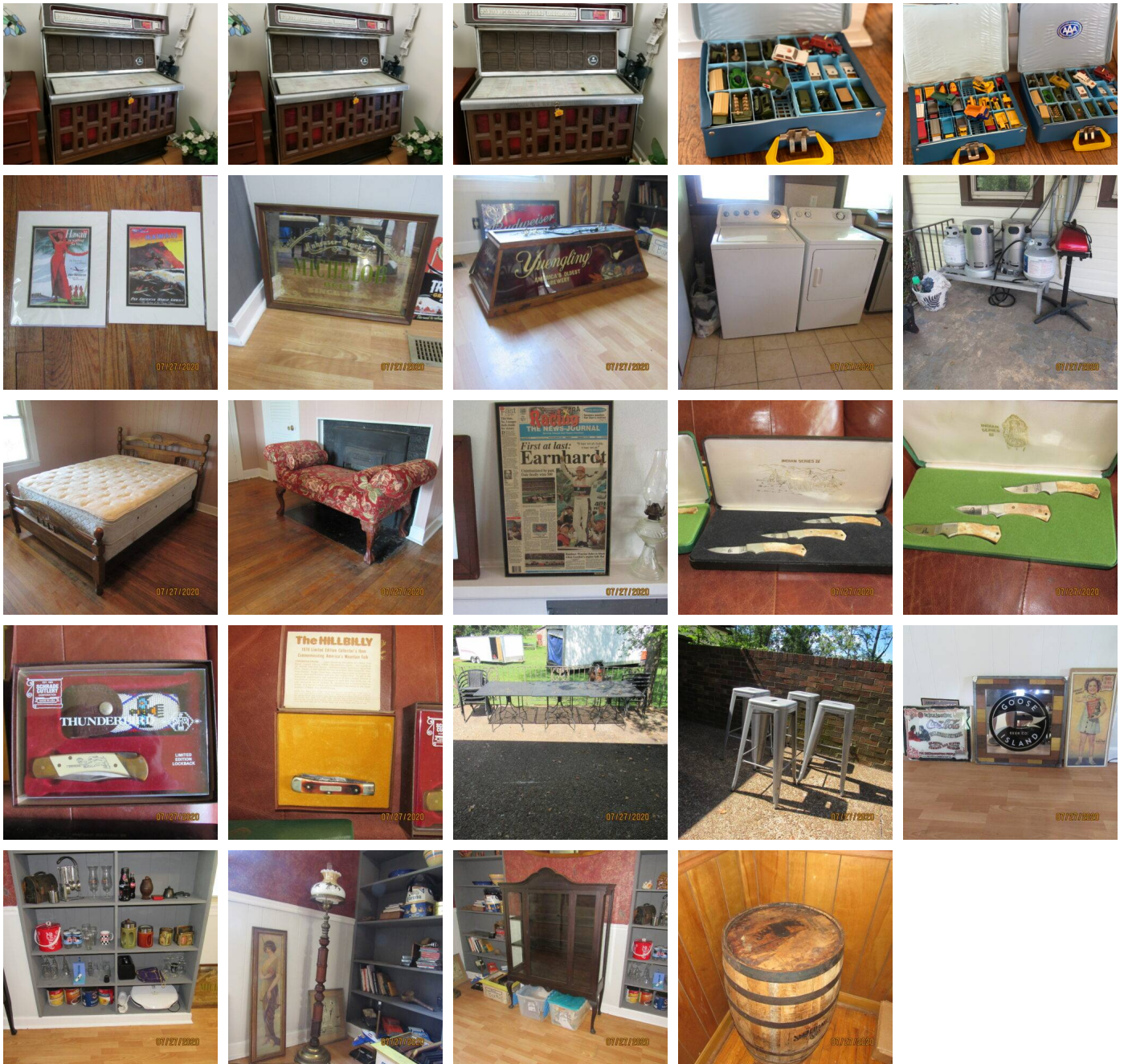
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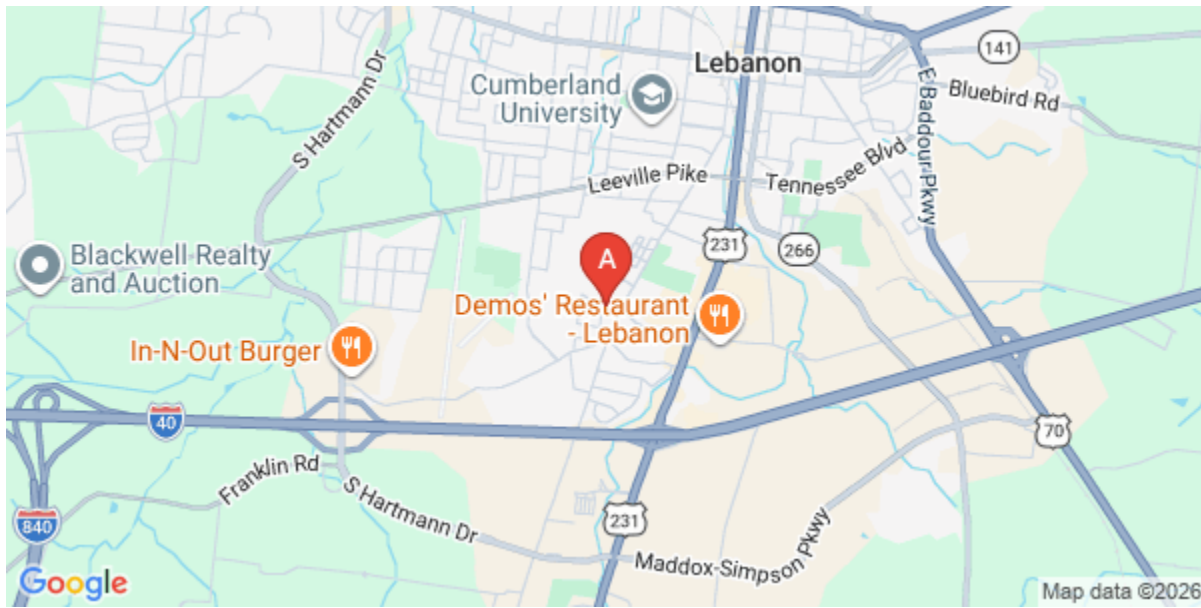


Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2020-08-15
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	940 S Maple St
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Auction Highlights</b>	LOCATION! LOCATION! LOCATION! Absolute Auction Saturday August 15, 2020 @ 10am 1.9 Acres • 4 Bedroom Home • Zoned RD9 Accommodate up to 14 Residential Units
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes







### Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+
- Grocery:** 20+
- Schools / Education:** 20+
- Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Zaxby's Chicken Fingers & Buffalo Wings	Chicken Wings	0.4 mi	(615) 449-4566	15 Review(s) 4.0
2	Chick-fil-A	Fast Food	0.41 mi	(615) 444-3005	26 Review(s) 3.5
3	Sunset Restaurant	American (New)	0.41 mi	(615) 444-9530	83 Review(s) 4.0
4	KFC	Fast Food	0.41 mi	(615) 449-0971	13 Review(s) 2.5
5	Hardee's	Fast Food	0.46 mi	(615) 443-0324	5 Review(s) 2.0
6	Cook Out - Lebanon	Fast Food	0.47 mi		2 Review(s) 3.5
7	Panera Bread	Salad	0.47 mi	(615) 994-3750	8 Review(s) 2.5
8	McDonald's	Fast Food	0.48 mi	(615) 449-3299	9 Review(s) 3.0
9	Cracker Barrel Old Country Store	Breakfast & Brunch	0.5 mi	(615) 444-4995	61 Review(s) 3.5
10	Shoney's Restaurant	American (Traditional)	0.5 mi	(615) 444-2447	23 Review(s) 3.0
11	Gondola Restaurant	Pizza	0.5 mi	(615) 444-6016	37 Review(s) 3.0
12	Wendy's	Fast Food	0.51 mi	(615) 444-9709	14 Review(s) 2.0
13	Los Compadres	Mexican	0.52 mi	(615) 444-3737	84 Review(s) 3.5
14	El Molino Mexican Restarurant	Mexican	0.52 mi	(615) 449-9300	52 Review(s) 3.5
15	Panda Express	Chinese	0.53 mi	(615) 449-9996	30 Review(s) 2.0
16	Arby's	Fast Food	0.55 mi	(615) 449-0077	11 Review(s) 2.0
17	Pizza Hut	Pizza	0.56 mi	(615) 444-1786	16 Review(s) 2.0
18	Waffle House	Breakfast & Brunch	0.57 mi	(615) 449-2459	15 Review(s) 2.0
19	Cicis	Pizza	0.58 mi	(615) 444-2221	6 Review(s) 3.0
20	Demos' Restaurant	American (Traditional)	0.58 mi	(615) 443-4600	203 Review(s) 4.0

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	0.33 mi	(855) 955-2534	3 Review(s) 4.5
2	Walmart Supercenter	Department Stores	0.68 mi	(615) 444-0471	17 Review(s) 2.0
3	La Tienda Hispana	Grocery	1.04 mi	(615) 444-9859	7 Review(s) 4.5
4	Kroger	Grocery	2.23 mi	(615) 449-4631	6 Review(s) 3.5
5	Al's Foodtown	Grocery	2.4 mi	(615) 449-8293	1 Review(s) 5.0
6	Publix Super Markets	Grocery	3.23 mi	(615) 444-2581	8 Review(s) 3.5
7	H. G. Hill's Grocery Store	Grocery	5.67 mi		1 Review(s) 1.0
8	Three Forks Marketplace	Grocery	11.5 mi	(615) 237-9777	2 Review(s) 1.5

9	ALDI	Grocery	11.68 mi	(855) 955-2534	3 Review(s) 4.5
10	Publix	Grocery	11.85 mi	(615) 773-0250	5 Review(s) 4.5
11	Kroger	Grocery	11.88 mi	(615) 758-3300	11 Review(s) 4.0
12	Houston Meat & Produce	Grocery	12.03 mi	(615) 758-7226	27 Review(s) 4.5
13	Kroger	Grocery	12.1 mi	(615) 773-8700	5 Review(s) 3.0
14	Walmart Supercenter	Grocery	12.11 mi	(615) 758-1121	8 Review(s) 3.0
15	Publix Super Markets	Grocery	12.12 mi	(615) 758-9830	2 Review(s) 5.0
16	Publix Super Markets	Grocery	12.12 mi	(615) 758-4200	13 Review(s) 4.0
17	Cook's Star Market	Grocery	12.84 mi	(615) 444-9992	1 Review(s) 5.0
18	Rice's Country Ham Store	Grocery	12.99 mi	(615) 758-2362	6 Review(s) 4.5
19	Stagecoach General Store	Grocery	14.1 mi	(615) 452-0808	1 Review(s) 1.0
20	Kroger	Grocery	15.75 mi	(615) 451-2803	6 Review(s) 2.5

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Anycare 24	Medical Centers	0.43 mi	(615) 444-2121	3 Review(s) 3.5
2	Aspen Dental	General Dentistry	0.5 mi	(615) 444-5447	2 Review(s) 1.0
3	Walmart Pharmacy	Pharmacy	0.69 mi	(615) 449-0611	1 Review(s) 1.0
4	Newman Dental Associates	Oral Surgeons	0.93 mi	(615) 470-8550	1 Review(s) 5.0
5	Cumberland Skin	Dermatologists	1.05 mi	(615) 449-5771	10 Review(s) 3.0
6	The Massage Collection	Reflexology	1.23 mi	(615) 443-1974	1 Review(s) 5.0
7	Tennessee Family Dental	Cosmetic Dentists	1.23 mi	(615) 444-3185	3 Review(s) 5.0
8	Hardin Family Chiropractic	Chiropractors	1.24 mi	(615) 443-1000	1 Review(s) 5.0
9	Gallaher John OD	Optometrists	1.26 mi	(615) 444-9111	1 Review(s) 5.0
10	Gallaher EyeCare	Optometrists	1.26 mi	(615) 444-9111	1 Review(s) 5.0
11	Healthy Bones Chiropractic	Chiropractors	1.28 mi	(615) 549-8070	2 Review(s) 5.0
12	Wilson County Chiropractic	Chiropractors	1.28 mi	(615) 449-6700	1 Review(s) 5.0
13	Children's Clinic East, PC	Pediatricians	1.3 mi	(615) 466-9770	2 Review(s) 1.0
14	Benson Orthodontics	Oral Surgeons	1.39 mi	(615) 449-0895	1 Review(s) 5.0
15	Johnson Bruce L DDS	Oral Surgeons	1.44 mi	(615) 444-0065	1 Review(s) 5.0
16	Flawless Reflection	Weight Loss Centers	1.47 mi	(615) 489-6949	1 Review(s) 1.0
17	Strauss William T DC	Chiropractors	1.47 mi	(615) 444-5335	1 Review(s) 5.0
18	Pediatric Dentistry - Lebanon	Pediatric Dentists	1.52 mi	(615) 545-1812	1 Review(s) 4.0
19	MidTenn Primary Care	Walk-in Clinics	1.54 mi	(615) 547-6699	1 Review(s) 5.0
20	Capstone Pediatrics	Pediatricians	1.55 mi	(615) 288-0075	1 Review(s) 1.0

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Southside Elementary School	PK-8 Public	0.5 mi	(615) 444-6330	6.0	4.0
2	McClain Christian Academy	PK-10 Private	0.81 mi	(615) 444-2678	N/A	5.0
3	Winfree Bryant Middle School	6-8 Public	1.2 mi	(615) 449-4560	5.0	N/A
4	The Cedars Preparatory Academy	PK-4 Private	1.24 mi	(615) 257-1394	N/A	5.0
5	Wilson Co Adult High School	9-12 Public	1.27 mi	(615) 443-7199	N/A	N/A
6	Byars Dowdy Elementary School	PK-5 Public	1.28 mi	(615) 444-6651	6.0	4.0
7	Youth Emergency Services	8-12 Private	1.57 mi	(615) 898-0051	N/A	N/A
8	Covenant Life School	PK-6 Private	1.6 mi	Array	N/A	N/A
9	Tennessee Virtual On-Line School	K-12 Public	1.66 mi	(615) 443-2681 x2	5.0	N/A
10	Coles Ferry Elementary School	PK-5 Public	1.91 mi	(615) 443-1946	6.0	4.0
11	Lebanon High School	9-12 Public	1.95 mi	(615) 444-9610	5.0	3.0
12	Walter J. Baird Middle School	6-8 Public	2.16 mi	(615) 444-2190	7.0	4.0
13	Castle Heights Elementary School	PK-5 Public	2.43 mi	(615) 444-2483	5.0	3.0
14	Sam Houston Elementary School	PK-5 Public	2.57 mi	(615) 444-7494	6.0	4.0
15	Advocate @ Y.E.S.	7-11 Private	4.96 mi	(615) 444-1819	N/A	N/A
16	Friendship Christian School	PK-12 Private	5.98 mi	(615) 449-1573	N/A	3.0
17	Carroll Oakland Elementary School	PK-8 Public	6.07 mi	(615) 444-5208	4.0	3.0
18	Wilson Central High School	9-12 Public	6.51 mi	(615) 453-4600	8.0	4.0
19	Montessori Achievement Academy	PK-1 Private	6.99 mi	(615) 444-4194	N/A	N/A
20	Tuckers Cross Roads	K-8 Public	7.15 mi	(615) 444-3956	4.0	3.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	1.17 mi	(804) 305-2321	1 Review(s) 5.0
2	Anytime Fitness	Gyms	1.28 mi	(615) 444-3484	7 Review(s) 4.5
3	Wilkie's Outfitters	Rafting/Kayaking	1.38 mi	(615) 784-4179	1 Review(s) 5.0
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.59 mi	(615) 506-0428	1 Review(s) 5.0
5	The Gun Room	Sporting Goods	1.62 mi	(615) 453-6030	6 Review(s) 5.0
6	Pro Bowling Center	Bowling	1.66 mi	(615) 449-3898	6 Review(s) 3.5
7	Planet Fitness	Gyms	1.73 mi	(615) 994-6905	1 Review(s) 5.0
8	The Dancing Lights Of Christmas	Kids Activities	1.82 mi		4 Review(s) 4.0
9	Jimmy Floyd Family Life Center	Fitness & Instruction	1.83 mi	(615) 453-4545	4 Review(s) 5.0
10	Don Fox Park	Parks	1.93 mi	(615) 449-0303	10 Review(s) 4.0
11	Julia's Body Shop	Trainers	2.18 mi	(615) 828-5385	2 Review(s) 5.0
12	Pro Pools	Swimming Pools	2.53 mi	(888) 352-7582	11 Review(s) 2.0
13	Premier Martial Arts	Martial Arts	2.57 mi	(615) 443-4783	1 Review(s) 5.0
14	Lebanon CrossFit	Interval Training Gyms	2.95 mi	(615) 390-4031	1 Review(s) 5.0
15	World Classic Martial Arts	Martial Arts	2.97 mi	(615) 547-9606	1 Review(s) 5.0
16	Sports Village Fitness	Gyms	3.5 mi	(615) 449-0031	10 Review(s) 4.0
17	Sellars State Farm Archaeological Area	Parks	3.81 mi		1 Review(s) 3.0
18	Maple Hill Road Driving Range	Golf	4.45 mi	(615) 444-4833	2 Review(s) 2.5
19	Body Kneads	Skin Care	4.47 mi	(615) 449-7880	17 Review(s) 4.5
20	Young's Performance Skis & Cycles	Jet Skis	6.15 mi	(615) 449-2373	1 Review(s) 1.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Lowe's Home Improvement	Hardware Stores	0.34 mi	(615) 547-7236	13 Review(s) 2.5
2	4EverEcig	Vape Shops	0.41 mi	(615) 547-9351	2 Review(s) 1.5
3	Seams Right	Sewing & Alterations	0.44 mi	(615) 444-8474	2 Review(s) 5.0
4	Walgreens	Drugstores	0.48 mi	(615) 449-7770	3 Review(s) 2.0
5	Hibbett Sports	Shoe Stores	0.59 mi	(615) 444-0422	1 Review(s) 5.0
6	The Vape Place	Vape Shops	0.61 mi	(615) 547-9090	1 Review(s) 5.0
7	Dollar Tree	Discount Store	0.61 mi	(615) 443-1849	1 Review(s) 1.0
8	Beloved Formals	Bridal	0.61 mi	(615) 449-4548	2 Review(s) 1.0
9	Cato	Women's Clothing	0.62 mi	(615) 444-5987	1 Review(s) 3.0
10	Sally Beauty Supply	Cosmetics & Beauty Supply	0.63 mi	(615) 443-3183	2 Review(s) 1.0
11	Burkes Outlet	Cosmetics & Beauty Supply	0.67 mi	(615) 453-5680	2 Review(s) 4.5
12	Walmart Supercenter	Department Stores	0.68 mi	(615) 444-0471	17 Review(s) 2.0
13	Walmart Vision Center	Department Stores	0.69 mi	(615) 444-0471	1 Review(s) 1.0
14	Sunglass Hut	Sunglasses	0.74 mi	(615) 444-5767	1 Review(s) 5.0
15	Boot Barn	Shoe Stores	0.74 mi	(615) 449-9636	2 Review(s) 2.5
16	Earhart Landscape Supplies	Landscaping	0.76 mi	(615) 681-4835	2 Review(s) 5.0
17	Eddie Bauer	Sports Wear	0.78 mi	(615) 453-6928	1 Review(s) 4.0
18	Bath & Body Works	Cosmetics & Beauty Supply	0.78 mi	(615) 449-4133	2 Review(s) 4.5
19	Rack Room Shoes	Shoe Stores	0.79 mi	(615) 444-1551	2 Review(s) 2.0
20	Lebanon Outlet Marketplace	Shopping Centers	0.8 mi	(615) 444-0433	29 Review(s) 3.0