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***SELLING OR BUYING REAL ESTATE?
OUR TEAM CAN MAKE A DIFFERENCE!***



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Bolles

REALTY &
AUCTION

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Members of the
National Association of Realtors
Southern Middle Tennessee Association of REALTORS®

Bolles Realty & Auction has offered the best in real estate services to buyers and sellers in middle Tennessee and northern Alabama since 1998. Whether you are looking to buy or sell real estate, we are here to serve and assist you to make your real estate transactions as easy as possible. Licensed in Alabama and Tennessee, we are members of the Southern Middle Tennessee and National Association of Realtors. Through www.realtor.com and www.realtracs.com these associations give access to other Realtors and customers across the country who may have the property you are looking for or the buyers looking for your property.

Buying or selling, we offer optimum property exposure through our website at www.bollesrealty.com. Search our website for Bolles Realty listings and MLS properties in Southern Middle Tennessee. We welcome the opportunity to assist you with any of your real estate needs!

We are located in Fayetteville, Lincoln County, Tennessee just north of the Alabama State Line. Fayetteville is just minutes from Huntsville (Alabama), Tullahoma, Shelbyville, Lewisburg, and Columbia. Fayetteville is located approximately 70 miles south of Nashville, TN. We are proud of our hometown “Where Tradition Meets Tomorrow” and proud to be a hometown Realtor offering the best in real estate services.

Let the professionals at Bolles Realty and Auction put their combined years of experience to work for you. Whether residential, commercial or agricultural property, we offer a free market analysis of your property and answers to the questions you may have. Put the Bolles Realty Hometown Team to work for you!

Call us today at 931-433-1607 or 888-785-3654 or stop by our office at 116 East College Street on the Fayetteville Square.

BOLLES REALTY MARKETING PLAN

What We Will Do For You

In order to maximize the property's exposure to potential buyers, we will:

1. Research property information
2. Review the property
3. Provide market analysis of the subject property in order to determine the market / listing price using recent sales as indicators of value
4. Take measurements and photographs of the subject property for marketing materials and brochure
5. Produce brochure with floor plan
6. Construct and post an individual web page on the company website www.bollesrealty.com
7. Post the listing to the Southern Middle Tennessee Association of Realtors Multiple Listing Service at www.realtracs.com and the National Association of Realtors website www.realtor.com. Listings on the MLS can be seen by Realtors and customers on the internet worldwide.
8. Advertise the property in local print media
9. Contact potential buyers in the Bolles Realty database
10. Show the property to qualified buyers from Bolles Realty, other agencies, and referrals

Once an offer is made, we will:

11. Handle negotiations
12. Assist the buyer in obtaining financing when necessary
13. Schedule and attend the necessary inspections including the appraisal, termite inspection and other inspections that may be required
14. Coordinate the closing with the closing attorney or title company, lender, buyer, and seller
15. Attend the closing as the seller's agent

Fayetteville & Lincoln County

Informative Websites

Bolles Realty web address www.bollesrealty.com

Area MLS real estate listings www.realtracs.com

Area Information:

Chamber of Commerce www.fayettevillelincolncountychamber.com

City Government <http://www.fayettevilletn.com>

County Government <http://www.lincolncountytn.gov/>
<http://www.vallnet.com/lincolncounty>

City School System <http://www.fcsboe.org/>

County School System <http://www.lcdoe.org/>

Fayetteville Utilities <http://www.fpu-tn.com/>

Informative Sites <http://www.lincolncountytn.com/>
<http://www.vallnet.com/>
<http://www.flcidb.com/index.htm>

ADDRESS	240 Wellsbrook Circle, Fayetteville, TN 37334		LISTING NO.	8024
Map & Parcel	91M-D-12.00	Deed Reference	Deed Book C-13, Page 989	
			MLS #	1000451

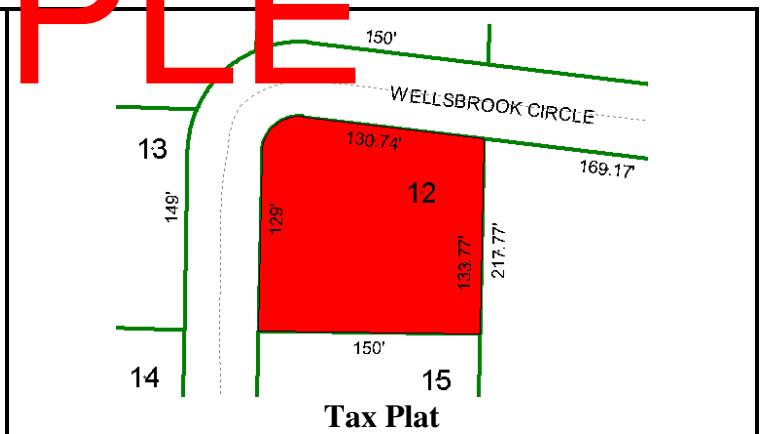
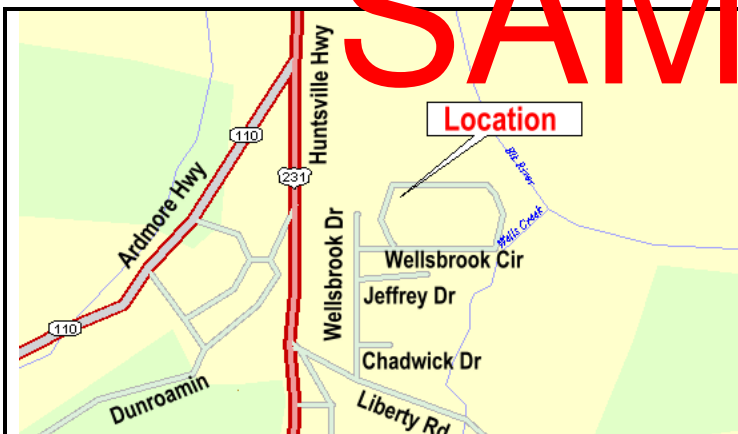


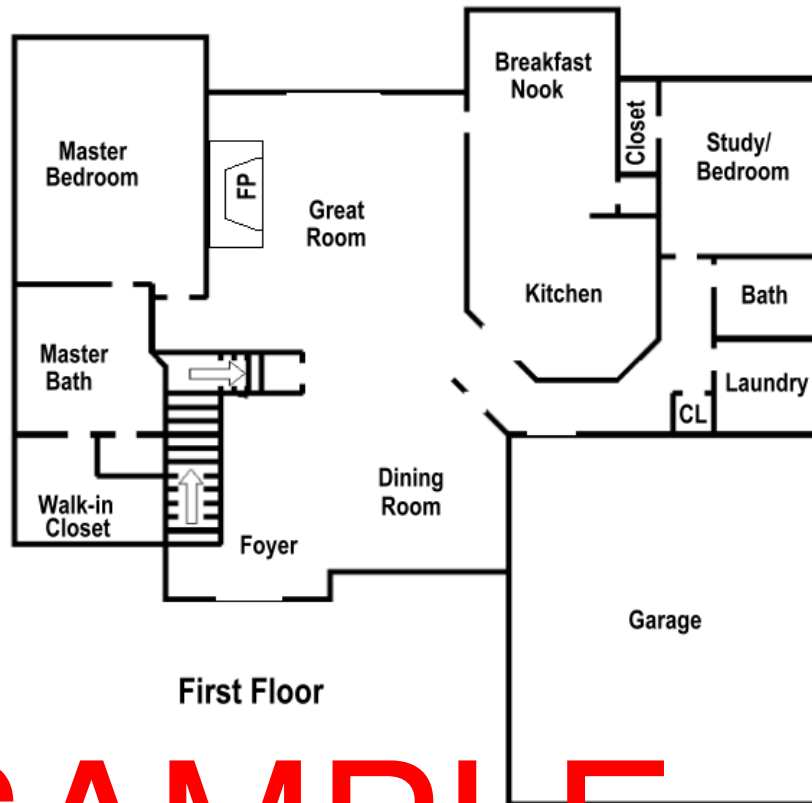
SAMPLE

Foyer	11x13	Approx S/F	3156	Schools:	Ralph Askins, FIS, FJHS, LCHS
Great Room w/FP	18x20	Baths	3 1/2	Water	City
Dining Room	14x14	Lot Size	130x129 Irregular	Taxes	\$2036
Kitchen	12x14	Subdivision	Wellsbrook Meadows	Year Built	2001
Breakfast Nook	9x12	Exterior	Brick / Vinyl Trim		
Study	12x12	Roof Type	Composition Shingle		
Rec Room	13x25	Floors	Wood, Tile, Carpet		
Master Bedroom (Dn)	13x17	Garage	Attached 2 Car		
Bedroom (Up)	13x16	Driveway	Concrete		
Bedroom (Up)	11x13	Heat/Cool	Central (2 Units)		

Exclusive custom built home. Enter the foyer with a view of the wrought iron encased stairway and formal dining accented by columns. Featured in the elegant spacious interior is a vaulted great room with fireplace (gas logs from switch), built-in shelves, and view of the pool area. There is sculptured wood flooring in the impressive study. Premium cabinetry and tile counters are in the kitchen which opens to the breakfast nook with a vaulted ceiling. The master bedroom on the main level has a tray ceiling. The elaborate master bath includes a whirlpool, separate shower, walk-in closet, and double vanities. The second story overlooks the great room from the balcony and includes 2 bedrooms and rec room (or extra bedroom). For another world of living, step outside to the pool area, intricately landscaped with white vinyl privacy fence. The salt-water pool is set up for low maintenance with a Polaris system and governed temperature for the winter. Other extras include spacious garage with extra storage and underground pet fence. Picture perfect!

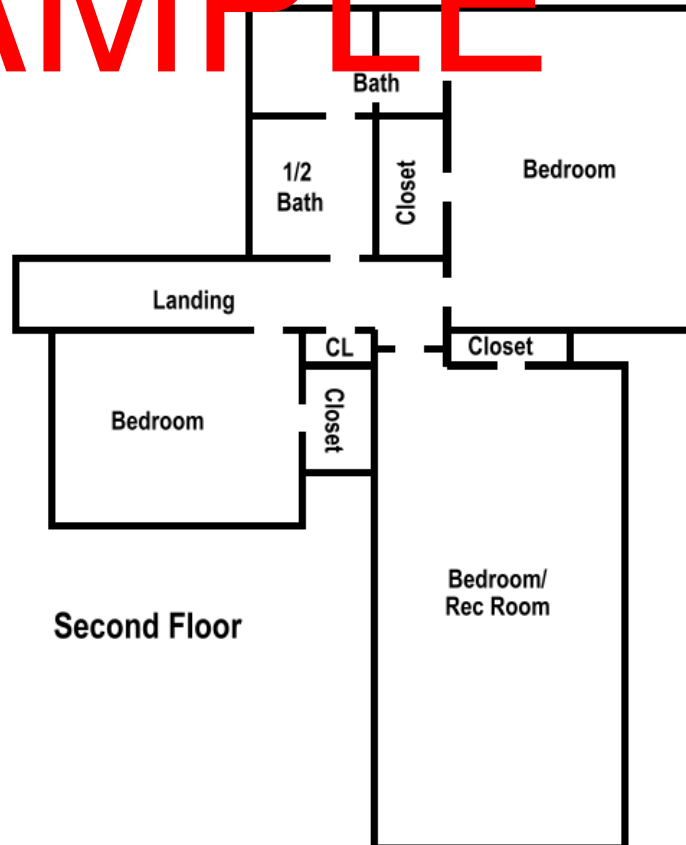
SAMPLE





First Floor

SAMPLE



Second Floor