

Get in business for pennies on the dollar. Complete inventory of Gamesnflix.

Approximately 265,000± Units - 36,000 Titles, Racked & Packed for Easy Removal.

TERMS & CONDITIONS

REAL ESTATE: 10 Percent (10%) Sale Day - Balance at Settlement & Possession by December 29, 2010.

Purchaser Obtaining Financing is not a condition of Auction. Make your financial arrangements prior to bidding.

*Agents available to show real estate anytime by appointment. Real Estate property preview Monday, December 5 • 4-6 P.M. Personal property preview 2 hours prior to auction. A 7% Buyer's Premium will be added to the final bid to determine contract price of real estate only.

TWO HISTORIC LANDMARKS PUBLIC AUCTION
FRIDAY, DEC. 10 • 1 P.M.

FRANKLIN, KY

TWO CORNER LOCATIONS - Heart of Central Business District



SALE #2
300 W. KY. AVE.



LAYNE
REAL ESTATE AUCTIONEERS
914 South Main Street • Franklin, KY 42134

BUD GREENUP
REAL ESTATE & AUCTION Co.
1218 High Street • Bowling Green, KY 42101

LAYNE
REAL ESTATE AUCTIONEERS
(270) 586-7171 • 1-888-756-7171
Email: laynerealestate@bellsouth.net
Chuck Layne, Broker/Auctioneer
KY Lic. #P2718

BUD GREENUP
REAL ESTATE & AUCTION CO.
(270) 843-3366 • 1-800-452-3091
Barry Claypool, Broker/Auctioneer



**SALE
#1
130
WEST
KY
AVE.**



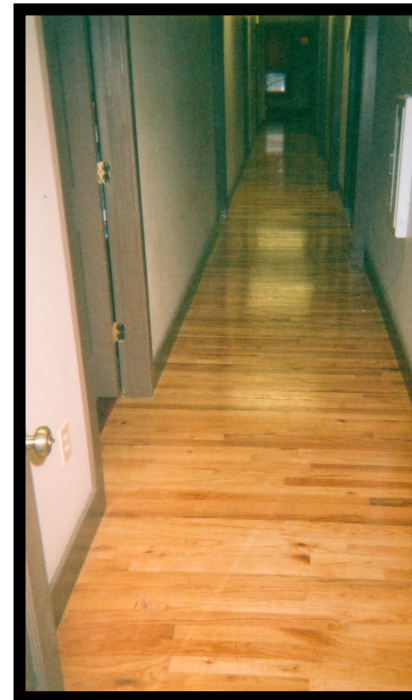
AMENITIES INCLUDE:

Former Restaurant • Versatile Uses • Elevator • Rear Access - Both Floors • New Electrical System • Restrooms - Both Floors • New Lighting System • Easily - Multiple Units • New Plumbing System • Second Floor Offices • Stainless Commercial Freezer (Sold Separately) • Second Floor Overlooks Gazebo And Our Beautiful Courthouse Lawn • Stainless Refrigerator (Sold Separately) • Front, Back Bar Serving Bar (Sold Separately) • Lead Base Paint Prevails Both Properties.

“TREMENDOUS INVESTMENT OPPORTUNITY”

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A PARTIAL LIST



Office equipment includes computers, printers, a specialty computerized restaurant system, a stainless steel freezer-refrigerator to be removed by purchaser under new building owners' supervision, as well as the 3-piece bar set and matching serving counter; a spectacular salt water aquarium, conference table, desks, chairs and a myriad of other necessary office items, prints, pictures, mirrors, clocks, bookcases and more.



SALE #2 - 300 W. KY



REAL ESTATE #2 - Reportedly the second oldest home in Franklin circa 1860. Solid brick walls, large corner lot - 110' x 125'. Multi-use property has ornate woodwork, inside and out, 11 foot ceilings, two fireplaces & mantles, authentic lighting and window coverings, ceramic tile bath, covered side & rear porches, enclosed former garage with fireplace.

The connecting building in back is 18'x32' and has roll-up doors at either end.

