

**TENNESSEE VALLEY AUTHORITY  
NOTICE OF PUBLIC AUCTION  
TVA TRACT NO. XCOFC-5**

WHEREAS, in accordance with Section 31 of the Tennessee Valley Authority ("TVA") Act of 1933, as amended, the TVA Board of Directors, through its designee the Chief Executive Officer, has approved the sale of a parcel of land containing in total approximately 0.575 acre, more or less, located at 1101 Broad Street in the City of Chattanooga, Hamilton County, Tennessee, specifically described in Exhibit B and shown on Exhibit C, both of which are attached hereto and made a part hereof, and identified in the TVA land records as Tract No. XCOFC-5; and

WHEREAS, the said parcel of land is improved with a two-story commercial office building containing approximately 16,000 square feet, (the "Improvements"). (Said land and Improvements are sometimes hereinafter collectively referred to as the "Property").

NOW, THEREFORE, notice is hereby given that TVA, as legal agent of the United States of America, will sell the Property at public auction in accordance with the Terms of Public Auction contained in Exhibit A, which is attached hereto and made a part hereof.

The auction will be held at the Property on September 3, 2015, at 10:00 a.m. EDT.

The Property will be sold to the qualified bidder offering the highest bid in the form of certified cashier's check or wire transfer of immediately available funds.

In order to qualify to bid, TVA must receive from each prospective bidder no later than 11:59 p.m. EDT, on August 27, 2015, (1) a \$50,000.00 earnest money deposit, (2) a letter of intent to bid at the auction setting forth the bidder's legal entity name, address, phone number, and e-mail address, and (3) credentials, satisfactory to TVA in its sole discretion, evidencing the ability of the prospective bidder to close the sale. The letter of intent to bid and credentials must be sent by a recognized overnight courier service that provides a receipt of delivery. Prospective bidders who fail to qualify under the terms above will be notified prior to the auction.

The Property will be conveyed by Special Warranty Deed subject to such terms and conditions, covenants, restrictions, reservations, exceptions, and/or limitations as are specifically set forth in said Exhibit A and as may be announced on the day of the auction.

Signed this 6th day of August, 2015.

TENNESSEE VALLEY AUTHORITY  
legal agent of the  
UNITED STATES OF AMERICA



AARON B. NIX, Senior Manager  
Realty and GIS Services

The Notice of Public Auction can be obtained from the TVA website at [www.tva.gov/surplus/realestate.htm](http://www.tva.gov/surplus/realestate.htm). For further information regarding the sale and bid requirements, or to submit bid qualifications, contact: Gregory C. Hadden, CCIM, Tennessee Valley Authority, 1101 Market Street, BR 4A, Chattanooga, TN 37402-2801. Telephone: 423.751.8305 Fax: 423.751.7011 E-mail: [gchadden@tva.gov](mailto:gchadden@tva.gov)