

# WHOA

## White Oak Home Owners Association

WHOA NEWS  
WHITE OAK HOME OWNERS  
ASSOCIATION

*"...MAKING  
FRIENDS OUT OF  
NEIGHBORS..."*

### THANKSGIVING IN WHITE OAK

Hello Y'all! Now that I've survived the holidays, its time to get back to business. I know many of you are anxious for our next issue!

Our little community came alive the week of November 23rd as many folks made their way to their cabins to spend the week giving Thanks alongside their new neighbors and friends. For those who have spent much of the fall in White Oak it was wonderful to see folks again.

Thanksgiving morning many folks took off on a trail ride into

*"Good morning Suzanne*

*I just got an email from Peg Greiwe, our BCHA Executive Secretary, informing me that yesterday the Executive Board granted Big South Fork of Tennessee "conditional acceptance" as a Back Country Horsemen of America affiliate. This action allows you to now use the name Back Country Horsemen as part of your identification. Mike Reedy, our BCH National chairman will be sending you an letter of notification, however I thought you might like know in advance. Your application will be acted upon by our National Board of Directors during their meeting in April where you will receive official acceptance.*

*Congratulation and welcome to BCHA. It has been a pleasure to work with you. Have a great Holiday season.*

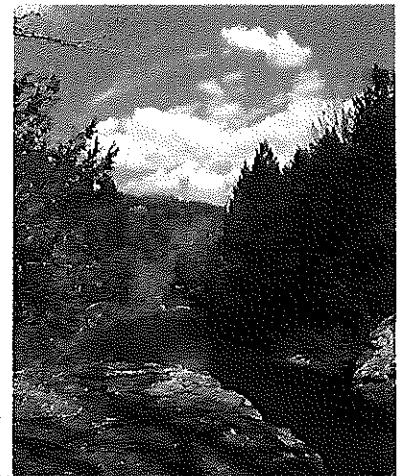
*Al Sammons Expansion Chairman of Back Country Horsemen of America."*

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Big South Fork. Afterwards, 19 folks gathered at the Pages cabin for a hearty potluck feast. Thanks to all who brought so much wonderful food and thank you, also, to Jeff Wiley for providing the turkey! Jeff spent Weds night at the Hangin' Hog until 3a.m. cooking 30+ turkeys to fill orders for local tables all around the county. Your hard work was much appreciated Jeff! The Feenys and Westphals also had big feasts with family & friends. It was wonderful to see everyone again, including the Foshees who I always seem to miss when I'm in town. And I had a nice brief visit with Gerald Anderson. He was in for a couple days and contemplating a color choice of stain to use on his cabin next spring. He is envious of all us folks with ATVs who ride around White Oak visiting each other so he is thinking of buying a golf cart to cruise around on so he can check out all the changes and get to know his neighbors better.

### TURKEY DAY TRAIL RIDE—



The White Oak website has been delayed a little because its creator is an avid hunter and was gone out of town. He also just had a baby...or rather his wife did...so he has been adjusting to fatherhood as well.

The White Oak sign proposal will be brought before a designer now that the holidays are over. The idea is to sandblast the big sandstone rock leaning against the tree in

Phase 11 in front of Jeff & Leigh Wiley's home.

Congrats to all who helped form the new Big South Fork Back Country Horsemen of TN! We were approved as an affiliate!

Congrats to the Feeny's for purchasing Lot 144 and to Kelly & Ronnie Cunningham who bought Lot 132!

Happy New Year to you all!  
Suzanne & Donna

PROPERTY UPDATES—



Tom & Kim Martin's cabin is almost there! On the outside anyway. Square footage will be 3006 which includes the basement and loft. The siding will be '2-tone clay and wicker' color (someone please let them know if it looks pink or purple! Depending on finances, Delk will also install ceilings and lighting and the Martins will finish the rest themselves. Their next trip to WO will be in February.



Gerald and Deborah Watts are thrilled that their construction has finally begun. When completed by Fortune 7 the stalls will be facing road-side, the apt will be in the back, and they will be able to drive their truck & trailer right through the middle! If you go by, check out their 'stairway to heaven!' Meanwhile, their horses are enjoying the new fencing! The Watts were busy painting it black the day after Thanksgiving.



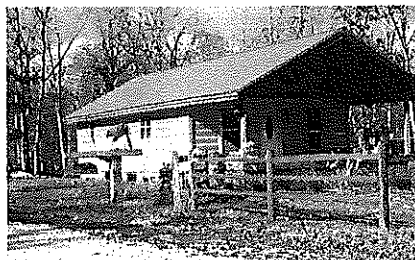
The Shripka's Lot 21 looking festive! The pond is bright aqua, the stakes for the barn are in, and there was even a stone chair for Harry to rest his weary bones.



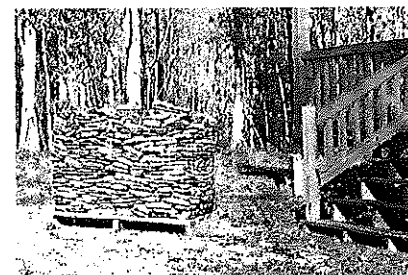
I'd never seen the Fitzgerald's Lot before and was surprised to see all the work they'd put into it! Wonderful job, guys!



The Lavenders installed fence and a gate to protect their property before they left in November to return to Florida.



John Teeple took time to clean and dress up his little cabin. He hand-carved the horse-head on the signpost. He is also putting in water/sewer lines.



Polly Allen had a big bundle of stones delivered to her cabin out near the bluff. Steve Green is currently working on the hearth and drywall in her cabin.



The Watts are installing this type of fire protection in their home and would like everyone to know they are on sale at Walmart!!!

THE GRASS IS ALWAYS GREENER...

We were all ogling the Kirby's extraordinarily lush green grass and green with envy and the big question was, "how DID they do that!" , so of course I had to ask! Fred told me he hired Scott Sandman of Concierge Services, Inc in Jamestown to work his magic. They tilled and leveled the ground as you would to prepare a pasture for growing. They applied lime

and fertilizer prior to planting, the seed was coated and then covered with straw that was chopped up and applied with a straw applicator. They hauled in 5 loads of topsoil and put it along the road bank. Fred watered it himself because he was there and there was no rain in late Sept. Then he had to mow it in late Oct because it was getting too high!



I met Scott Sandman at the Equine Affaire in Massachusetts in Nov. and asked him what type of services/projects he and his company offered. His reply was, "...just about everything. Challenge me!" I have included his business card in this newsletter.

# Big South Fork Discovery Center Holds Grand Opening!

The owners and staff of Concierge Services LLC held the grand opening of Concierge Services and the Big South Fork Discovery Center on Friday, October 31st. Walter Page, Executive Director of the Fentress County Chamber of Commerce, led the ribbon cutting ceremony and welcomed Concierge Services as a new member to the Chamber and a new business to the community.

Scott S. Sandman, President of Concierge Services, LLC, stated that he was enthusiastic about the future of tourism in Fentress County and the Discovery Center was started to compliment what is already being done to promote the area and to help enhance visitor

experiences in the Big South Fork area.

The Discovery Center is home to the "Local Artisans Showcase" that contains work from local artists, such as pottery, pencil drawings, notecards, carvings, metal works, and music from Jim Crouch. The locally produced works are on loan from the artists and are for sale at the Discovery Center.

The afternoon was highlighted with musical entertainment by Gary Anderson and his band while the Hangin' Hog catered the grand opening with BBQ pork, chicken and sausage with all the fixings.

fentress courier, wed., nov. 5, 2008



Back Row Left to Right: Jerry Gernt and Paul Gates. Front row left to right: County Executive John Mullinix; Fentress County Chamber of Commerce Exec Director Water Page, Scott Sandman; Ed Wiley, Patty Gates, Lynn BuShea, Ken BuShea, and Leann Houston, Tourism Director for the Fentress County Chamber of Commerce.

Who has the prettiest feet in town? Mike Wiley—that's who!! According to a reliable source, Mike visits the new salon in Allardt, the Hair Zone, once a week for a haircut and pedicure.



## MARC DAVIS—

Fred Kirby's nephew, Marc Davis, owns the cabin on Lot 13 in partnership with his college friend, David Close. Marc resides in Karns, a small community west of Knoxville. He and his wife, Rose Marie, have a daughter, Ava. Marc graduated from Middle Tennessee State University, Murfreesboro and is the Regional Owner of Tradebank of Knoxville. Tradebank is an international barter exchange company headquartered in Atlanta, GA with over 90 regional exchange offices across the United States, Canada, and Europe.



Marc was recently interviewed by Marcy S. Yaffe, Trade Editor of the Trade Street Journal. He discusses his attributes towards his success. The article was taken from the December 2008 issue.

## A Regional Owner Replies

by Marcy S. Yaffe

Marc Davis is the Regional Owner of Tradebank of Knoxville

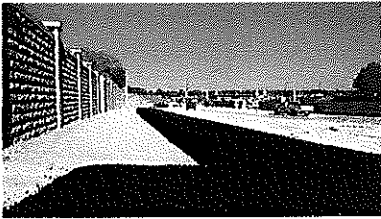
*MY: Marc, Tradebank of Knoxville is completing its best year ever. You have over 125 new clients so far this year, they along with the existing clients in Knoxville, made over \$4.3 million in trade purchases. Given the current economic downturn, to what do you attribute the continuing success of your Tradebank region? What advice do you give to Tradebank clients regarding their business?*



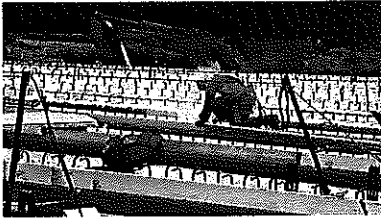
**MD:** We tend to see an upswing in trading during slower economic times because cash flow becomes a bit restricted and companies need goods and services. Barter is a good way to do that and not dip into the cash flow that may not even be there. Fundamentally, we do business the way we have been since 1995. We are consistent and persistent in bringing on new clients and continuing to provide our clients with a high level of positive trading experiences. In addition, over the past year or so, one of the best things we have done is to increase our networking and marketing efforts in the local business community. We live in a relationship based world. It's a matter of others trusting you, understanding what you do and how they can achieve their goals by working with you.

Educating our clients is something we focus on as well. We want to make sure our clients understand our business and we understand theirs. Our staff conducts bi-monthly Tradebank Business Networking meetings and Trade Universities for our clients. During these meetings we stress how important it is for our clients to understand that being a part of Tradebank gives them additional exposure and visibility in the marketplace. It gives clients a way to separate themselves from their competitors. Trade business is an avenue to additional cash business. Tradebank expands our client's circle of influence. The trading practices of our clients and their trading reputation also affect their future cash referrals. We hear it all the time. When clients have a positive trading experience they tell others and that drives additional cash business to them. The reverse is true when the experience does not work out. When a client doesn't provide quality service, tries to inflate their prices or ask for part cash it compounds their cash struggles by publicly reinforcing why others in the relationship pool of the business community shouldn't be doing business with them.

You asked my advice to our Tradebank clients. My advice is recognize there is a light at the end of the current economic tunnel. Since we know that our economy is cyclical and has been throughout history, keep your chin up and maintain a positive mental attitude. Like I said before, be consistent and persistent in your business strategies. Maintain good business practices. And, most importantly, use Tradebank as your counter weight to these difficult economic times by increasing your exposure, visibility and credibility in the marketplace.



Permeable base asphalt goes down on the SmartFIX40 site



A SmartFIX40 worker installs metal bridge decking on the I-40 Bridge over First Creek

## RACE TO THE FINISH - I40 PROJECT REACHES HALFWAY POINT

The most ambitious project in the history of the Tennessee Department of Transportation is now half way to completion. TDOT's SmartFIX40 project in downtown Knoxville reached the half-way point today with work still on schedule to be completed by June 30, 2009.

A one-mile segment of I-40, located between James White Parkway (Exit 388) and Hall of Fame Drive (Exit 389) was closed on May 1, 2008 for 14 months while crews worked to totally rebuild the short section of interstate for the final phase of the massive project. TDOT estimates by closing this section of I-40 for the work, the department will reduce construction time by two to three years. Broken into two separate contracts, SmartFIX40 has a construction price tag of \$190 million.

When construction on I-40 in downtown Knoxville is complete the interstate will be widened to six through lanes and four auxiliary lanes. In addition to interstate improvements, work has included the construction of nine bridges, 14 retaining walls and three noise walls. Additionally, two existing bridges have been demolished, 12 side roads are being completed and seven new traffic ramps are being constructed.

Until the highway reopens next June, travelers are detoured around Knoxville on I-640.

# Save The Date: Saturday, Sept 5th for our 3rd Annual Block Party - Hosted by the Westphals!

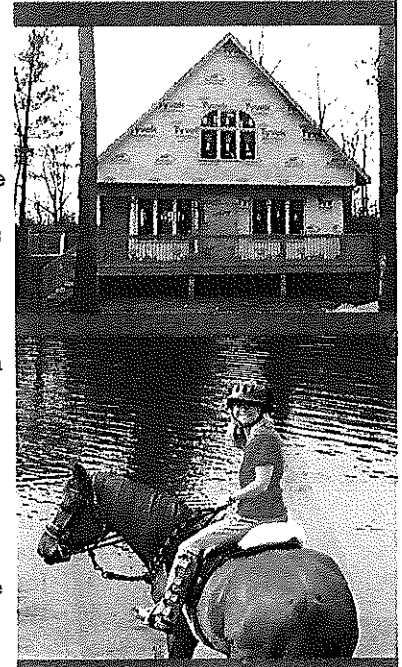
## The Martin's Story

Hello to all my White Oak friends! I knew it wouldn't be too long before I was lassoed to submit our autobiography for the Newsletter!

As most of you have probably seen, we're moving right along with our home on Lot 124. Despite the fun I was having with a few of my WO friends, our house is really NOT going to be a round barn replica with a monstrous look-out tower (sorry Suzanne, I know you were really worried about the lightning target!). I was finally able to plan our dream home, a cute chalet style with an open floor plan. Dereck Delk, of Delk Construction, has put quality and superior craftsmanship into our construction. The house will have a master bdrn, large loft w/bedroom and office, w 2baths and great room. As my poor Contractor can attest, I am a fanatical sun worshipper. There are plenty of windows, a couple of skylights, and plenty of decking for the lounge chair (I have first dibs on sun-related wrinkles!). Dereck will most likely be glad to have the exterior wrapped so I can't add anymore windows. Tom and I have elected to complete our project 100% exterior, the bath (a necessity, although I really like the "TOMMY" outhouse placed there...how appropriate) and cathedral ceilings. This will allow us to enjoy vacations there in WO and work on the interior as time goes on. Tom will trade his VT garage for his dream basement. I intend to keep him locked down there when the weather gets hot (I like it best when I can fry an egg on my forehead) and he begins to complain.

I am a native Vermonter, and am much like the riding season here - SHORT! I have enjoyed a career in accounting for 23 years now, both owning my own firm and as Finance Manager at a large microbiology lab. Previous to that, I worked with law firms for many years as a freelance paralegal, and also obtained my real estate license. The many hours of overtime and need for family intervention forced me to retire my finance position and maintain just a few clients so I can home school Ben. This also allows many trips to WO ~ definitely a win-win situation! I enjoy running, ATVing, and Brigade, my Morgan and best friend of 14 years. My husband, Tom, has worked for the Town of Essex Water/Sewer Dept. for 19 years. In 8 years he will be eligible for his pension at which time he can join me in TN...I mean TOGETHER! We will move to TN in 5 years! Most have met my son, Ben, age 16 and my daughter, Kaylie, age 13. Both kids love TN and WO, and it is my hope they will elect to settle in TN with us.

So, as I sit here writing this and looking out the window at my blanketed frozen horse in sub-zero temps, I can only dream of the day I can live in WO. Until that time, I drive my family nuts as I continually talk of TN and count the days between visits. My life-long friend and riding partner, Suzanne, was after me for years to look at White Oak. Best thing I ever did. I have never met so many WONDERFUL generous people. White Oak is most definitely a place where lasting friendships develop. A New Year brings me closer to WO, all my new friends, and wonderful new adventures. Until then, HAPPY TRAILS AND BEST WISHES TO EVERYONE FOR THE NEW YEAR!



# Some Allardt History—

(taken from History of Fentress County by A. Hogue and Discover Fentress County Magazine)

In the late 1800s, Bruno Gernt and M. H. Allardt founded a community of immigrant Germans at about the same time the British were settling Rugby. German land agent Bruno Gernt envisioned a self-sufficient city on the Cumberland Plateau. A carefully designed colony, planned with streets, properties, and public areas platted and named, was designed. Gernt sold 9,000 acres owned by the Clarke family of Nebraska in parcels of 25, 50, and 200 acres at \$4 per acre to farmers, miners, and lumbermen.

The town was laid out geometrically and named for Gernt's partner, M. H. Allardt, who died before settlement began. Gernt recruited skilled craftsmen, professionals, and experienced farmers from Germany, and soon Allardt led the region in production of hay, fruits, and vegetables. For more than 50 years, Gernt never ceased his efforts to have Allardt be all he dreamed it could be, and the community prospered for a time. Today, more than a dozen buildings make up the Allardt Historic District.

Bruno Gernt was Fentress County's largest landowner and taxpayer, had eight children, and died in the 1932.

# Fentress County and War—

(taken from History of Fentress County by A. Hogue)

There is scarcely a public road in this section of TN that has not been marked by the blood of a soldier. If there is such a thing as the fortunes of war it certainly meant nothing to this county. Fentress and adjoining counties furnished a field for marauding bands. It is probable that there is not another section of the Union where the hardships of war were greater, and where greater deeds of cruelty were perpetrated.

This territory furnished both officers and men to both the Union and the Confederate armies. Others remained at home and attempted to protect themselves. This section was on the border between the free and slave states. Fentress County had but few slaves and the bitterest feelings were engendered on the day that the election on secession was held. Fighting and bloodshed occurred on the election grounds, and as a matter of course, the feeling grew more bitter when the war came on. Civil government was suspended. Political rivals became opposing military leaders in the war, and the people arrayed themselves on one side or the other. In some cases father was against son, and brother against brother. Thus the people were divided. When a man belonging to one side was killed the other side was anxious to retaliate. For every deed of cruelty the perpetrators had their excuse at a time. After the smoke of battle has cleared away the cruel features only are remembered and told.

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## Shripka's Barn

Donna & Harry have ordered a 12x30 barn from Mountain Barn Builders in Clarkrange! It will have a 10x10 tack room & stall for her horse. It will be delivered to Lot 21 in Feb!

## Feeney News

Sarah & Ethan are beginning the moving process from Florida to Allardt! Their daughter graduates from high school in June and when she leaves for college, Sarah will leave for TN! They are busy packing stuff up and bringing a little bit at a time to Allardt each trip they make.

## Faye's Email

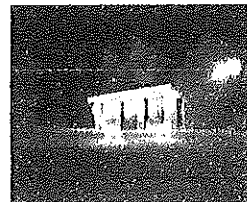
Faye Neel has a new email address and would like everyone to use the one below to correspond with her.

[FNEEL@LOGANTELE.COM](mailto:FNEEL@LOGANTELE.COM)

Faye has also found another horse to capture her heart the way her past horse, Harley, did. The mare's name is Chyna and is very sweet and full of personality.

## Christmas at the Kirby's

Fred & Diana spent 10 days in White Oak over the Christmas holiday. They said it was very quiet although the contractors were working on the Martin's cabin. Kirby's decorated their cabin to stimulate the Christmas spirit!



## White Oak Funds

Thought everyone should know that our Block Party Fundraising amount is at \$1840.75. It is being kept in the vault at Allardt Land Company. The intentions are for it to be used to improve the trails around White Oak and at the river crossing into Big South Fork.

## Body Statistics

- It takes your food seven seconds to get from your mouth to your stomach.
- One human hair can support 3 kg (6.6 lb).
- The average man's penis is three times the length of his thumb.
- Human thighbones are stronger than concrete.
- A woman's heart beats faster than a man's.
- There are about one trillion bacteria on each of your feet.
- Women blink twice as often as men.
- The average person's skin weighs twice as much as the brain.
- Your body uses 300 muscles to balance itself when you are standing still.
- If saliva cannot dissolve something, you cannot taste it.

Women reading this will be finished now.  
 Men who read this are probably still busy measuring their thumbs

(Faye, if you have any questions please contact Chris Groce!)

## Watts' Party Barn

We are SO having a party here when this is done!! ITS SO HUGE!!



## Porzelius' Pond

With so much rain the past few weeks many of our communities ponds were very full, including Mark & Sheila's which was almost up over the dam!



# WHITE OAK BUSINESS LISTING



TOP SOIL AND ALL KINDS OF DOZER WORK

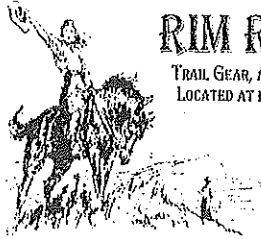
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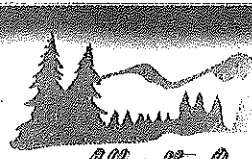
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Scott Sandman  
President

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Cindy Sharill

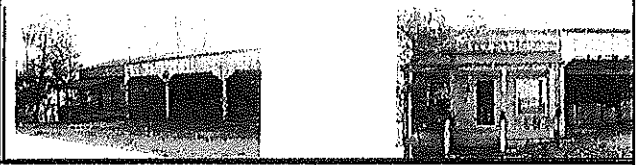


# WHITE OAK PROPERTY LISTINGS

**LOT 20**—Beautiful Cedar home: 2 floors with walk-out basement; gas heat; cedar fencing; new appliances; granite countertops; 2 RV hook-ups; wrap-around porch; 2 stall barn w/tack room; cedar trim inside; fireplace; whirlpool bath; \$237,500. Call Ray Lane at 931-510-4020 or email him at [Lanecpas@citilink.net](mailto:Lanecpas@citilink.net).



**Lot 5**—Rustic apt/barn combo on 7.63 acres; 2 stalls w/open 3rd bay to park your trailer; hay loft; apt has 1 bedroom w/loft; 1 bath; wood stove; pantry; asking 175,500 OBO; contact Eddie at 615-842-3255 or [eponal@compast.net](mailto:eponal@compast.net).



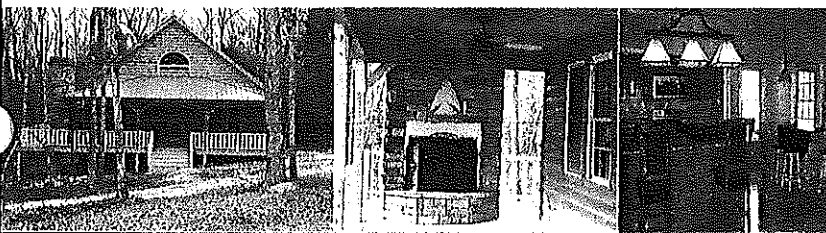
**LOT 13**—.80 acres with 1200 sq ft cabin; 2 bedrooms; 1 bath; 2 porches and 1 balcony; 30x36 barn; \$209,000; contact Marc Davis at 865-690-9553.



**Lot 64**—1.69 acres; energy efficient home; vinyl siding; pond; 2 stalls w/tack room; asking 209,900; contact Kathy Nicholson at 615-300-9548.



**Lot 110**—1580 sq. ft; copper roof; super elegant touch; fireplace on porch and inside; lots of custom features; granite countertops; tiled bathrooms & showers; custom stairway; fully furnished; 2 stall barn; \$284,900. Contact Faye Neel at 931-273-9036 or [fneel@logantele.com](mailto:fneel@logantele.com).



**Lot #3**—  
5 wooded acres  
on Mill Creek Rd;  
\$20,000 per acre.  
Call 931-397-4571.



**Lot 122**—corner of Briar Ridge Rd & Pawz Lane; 2.31 acres; 1 bedroom w/spiral staircase to loft; 1 bath; fireplace; 3 stalls in front; walk-out basement; \$220,000. Contact 561-333-7768 or 561-644-4642.



**Lot 96**—Partially cleared; water, power and septic for RV site; \$45,000. Contact 931-879-4065 or 813-997-0729 or [bp.wolf@hotmail.com](mailto:bp.wolf@hotmail.com)



**Lot 24**—1.39  
acr/\$34,750  
**Lot 26**—2.02  
acr/\$50,500  
**Lot 28**—.99  
acr/\$24,750

Prices are Negotiable



Or purchase all together; end of cul-de-sac; stream, waterfall & rock houses; hemlock grove; power/water and phone line. Contact 865-604-1492 or 865-693-3007.

**Lot 59**—3/4 acre; rustic cabin w/huge master bedroom; bath w/whirlpool bath; Contact John Teeple for more info at 931-484-8880 or 931-510-6164.



**Lot 62**—1.45 acres; has water; \$36,250. Contact Ed Wiley at 931-267-8084.

**Lot 29**—.89 acres; could combine with 28 & 30? Asking \$16,900; 931-397-5497 or 828-824-8920.

**Lot 30**—1.06 acres; \$23,000; 386-328-4416 Or [JSymonds@bellsouth.net](mailto:JSymonds@bellsouth.net).

**Lot 75**—2.22 acres; bluff view has been underbrushed; \$89,900; 865-288-0780.

**Lot 94**—2.54 acres; 450 ft road frontage; rock bluff w/creek; 931-752-7608.

**Lot 134**—2.06 acres; \$30,000; 800-771-8940.

**Nichols Creek**—6.55 acres; will be gated community; cleared & sloping; \$87,500; Ethan Feeny @ [feeneyhome@bellsouth.net](mailto:feeneyhome@bellsouth.net)

**Highlands Lot**—3/4 acre; common area on 3 sides; all amenities that the Highlands have to offer; Contact Jim or Cheryl at [J\\_P\\_Walton@yahoo.com](mailto:J_P_Walton@yahoo.com)

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