

February 2010

Volume 2 Issue 2



Others Will Thank You.

Inside this issue:

<i>Nashville Based Hospital Corporation of America</i>	2
<i>The New State-Of-The-Art Music City Center</i>	2
<i>New York State Budget Gap Larger Than Expected</i>	3
<i>Leaving Long Island: Truck Traffic Growth Adds Stress to LIE</i>	3
<i>Nationwide Mortgage Delinquencies Pass 10%</i>	4
<i>Local Mortgage Delinquencies of Over 90 Days</i>	4
<i>Elmcroft of Hendersonville – Assisted Living</i>	5
<i>Pennington Place Hendersonville, TN – Independent Living.</i>	5
<i>This Month's Featured Rental.</i>	6

The Case for Middle Tennessee:

- **No state income tax.**
- **Great property values.**
- **Low property taxes.**
- **Low auto and property insurance rates.**
- **Great medical facilities.**
- **Four distinct seasons with mild winters.**



National Tea Party Convention — Nashville, TN



The First National Tea Party Convention hosted by Tea Party Nation chose Nashville, Tennessee as the site for its first event of this kind. It was held at the beautiful Opryland Hotel and Convention Center.

The convention was aimed at bringing Tea Party representatives together from

around the nation for the purpose of networking and supporting the movements' principle goals.

Last February, Judson Phillips organized a tea party in downtown Nashville, TN for a crowd of 600. On April 15, he joined forces with other tea party organizers across the nation and held a second Tea Party in downtown Nashville, drawing a crowd of 10,000. He founded Tea Party Nation that April hoping to be a connecting thread between conservatives and those involved in the Tea Party movement.

Since that time, Tea Party Nation has grown into a force to be reckoned with in the 2010 and 2012 elections. Tea Party Nation describes itself as a group of like-minded people who desire the individual freedoms written by our founding fathers. They state that they believe in limited government, free speech, the Second Amendment, our military and secure borders for the country.



Relaxing Getaways with Cumberland River Cruises.



Relax with Cumberland River Cruises featuring Scenic Pontoon Boat — Fall Color, Nature, Private and Sunset Tours.

The Vessel "Discovery" will carry up to 26 passengers. Water and soft drinks provided. Most tours will depart from Cherokee Marina in Lebanon TN, but other arrangements may be made for Private parties. Restroom facilities are available aboard the vessel. Discovery is wheelchair accessible. Anticipated Season is March thru

November, dependent on Global warming. They have blankets for winter. Walk ups permitted-subject to availability.



Nashville Based Hospital Corporation of America



Nashville based Hospital Corporation of America, which owns or operates 163 hospitals and 105 freestanding surgery centers in 20 states and England, employing more than 183,000 people, had an excellent year in 2009. So good, in fact, that HCA has announced a \$1.75 billion distribution to stockholders.

Complete results won't be available until Feb. 18, but HCA said it expects to report revenues of \$30.1 billion for the 2009 compared to \$28.4 billion a year earlier.

"Our organization has performed well in these uncertain economic times. This is evident in our fourth-quarter performance as it has been throughout the past year," HCA Chairman Richard Bracken said in a news release.

In the 1960s, Dr. Thomas Frist, Sr. led an effort by a group of physicians to build Park View Hospital in Nashville, Tenn. By the mid-1960s, Dr. Frist and other Park View physicians were seeking a group to manage the hospital and provide capital to expand and to maintain the

latest medical technology. In 1968, Dr. Frist, Jack C. Massey and Dr. Thomas Frist, Jr. formed their own hospital management company — Hospital Corporation of America, today known simply as HCA.

The Hospital Corporation of America is the largest private operator of health care facilities in the United States, operating facilities worldwide. It is based in Nashville, Tennessee, and is widely considered to be the single largest factor in making Nashville a center for healthcare enterprise. The company ranks No. 1 on Nashville Business Journal's list of top 100 Middle Tennessee companies.

The New State-Of-The-Art Music City Center



You can feel it the moment you arrive in town. Music spills into the street along Broadway and Second Avenue. The energy and excitement of Music City is stimulating and contagious. All of these things combine to create a very unique brand for our city, and it is a brand that draws visitors and conventions to Nashville year after year. On January 19, 2010, financing was approved for the new Music

City Center (MCC). With financing now in place and construction set to begin in the coming weeks on the new, state-of-the-art Music City Center convention facility, there's never been a more exciting time to plan a meeting in Nashville.

The new, high-performance Music City Center, located adjacent to the Sommet Center on the south side of Broadway, will more than double the downtown meeting and exhibit

space available in the current convention center. Plans call for the facility to be built out at approximately 1.2 million square feet and feature a 350,000-square-foot exhibit hall acoustically designed to double as a concert hall,

more than 50 meeting rooms, two ballrooms and approximately 36 loading docks for the ultimate in flexibility and ease.

The MCC will offer stunning views of the Nashville skyline and, in keeping with the city's commitment to sustainable development, boast a green roof. In addition, the building has been designed to capture Nashville's best attributes and immerse visitors in the unique character of Music City.



New York State Budget Gap Larger Than Expected.

According to the Journal News and LoHud.com, on February 3rd Gov. David Paterson announced that the state's budget deficit for the coming fiscal year is \$750 million higher than projections just two weeks ago, due largely to lower than expected income-tax revenue and higher Medicaid costs.

The estimates bring the state's deficit for the 2010-11 fiscal year to \$8.2 billion, up from \$7.4 billion when Paterson introduced his budget proposal Jan. 19. But Comptroller Thomas DiNapoli that morning warned that the state is overestimating revenue and predicted

the state will end the current fiscal year March 31 with about a \$1 billion deficit, double what Paterson has estimated.

DiNapoli said that personal-income tax collections through the first nine months of the fiscal year declined more than 15 percent from the same period last year, lower than Paterson's projections.

Meanwhile, DiNapoli said state spending over the next five years is expected to grow by 33.6 percent while revenues are projected to grow by only 12.2 percent.

What adds to the state's fiscal woes is that the budget is being balanced with \$11.3 billion in temporary money, DiNapoli said, largely through federal stimulus aid and higher taxes on the wealthy that is set to expire in the 2011-12 fiscal year.



Leaving Long Island: Truck Traffic Growth Adds Stress to LIE



LIE — The Only Delivery Route for 3 Million People

According to Newsday, today one in every nine vehicles on the congested Long Island Expressway is a truck, often carrying tons of freight, from produce to furniture. That's 20,000 trucks rumbling along the LIE crossing onto and off Long Island each day.

More than 90 percent of all goods delivered to Long Island come by truck. With no major ports by sea or air and a skeletal freight rail system, the Island belongs to a metropolitan area more dependent on trucks - and less on rail-

ways - than almost any other in the nation, say regional transportation planners.

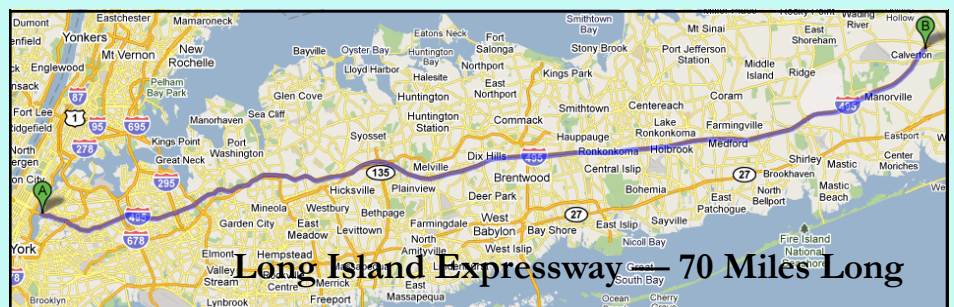
And the number of trucks is expected to increase as demand for goods and the volume of commodities moved through the region rises.

The LIE, the Island's major east-west artery, will take the brunt of the anticipated surge. In a reminder of the potential perils, a tanker truck filled with gasoline exploded on the state roadway Jan. 23, killing the driver and

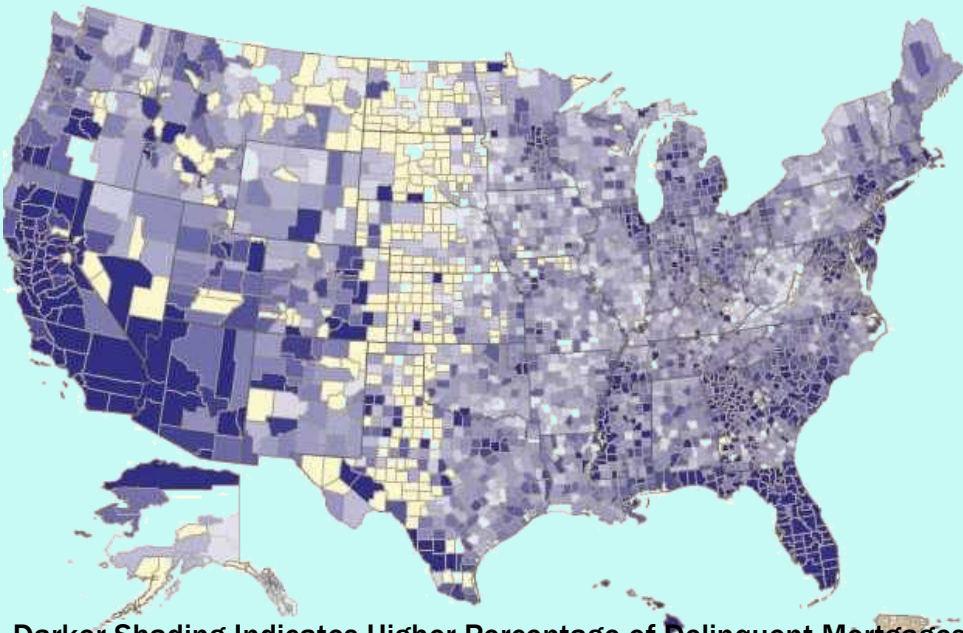
halting traffic in eastbound lanes for almost 24 hours.

Chris Jones, vice president for research at the Regional Plan Association, said if nothing is done, the rise in truck traffic will have a huge impact on the Island's already stressed roadways and the drivers who rely on them.

"It's a huge issue and one that is often under the radar screen," Jones said. "There's just been tremendous growth in truck traffic both on Long Island and throughout the New York region. If projections come anywhere close to reality, this is going to get considerably worse."



Nationwide Mortgage Delinquencies Pass 10%: LPS



Darker Shading Indicates Higher Percentage of Delinquent Mortgages

Home-loan delinquency rates in the US reached 10% in December, up from the record-high 9.97% in November, according to Lender Processing Services (LPS), which provides data on mortgage performance.

HousingWire.com reports that: "Accounting for foreclosures in the

pipeline, the total non-current rate stands at 13.3%, according to the data in the LPS database. When extrapolated for the entire mortgage industry, 7.2m mortgage loans are behind on their payments."

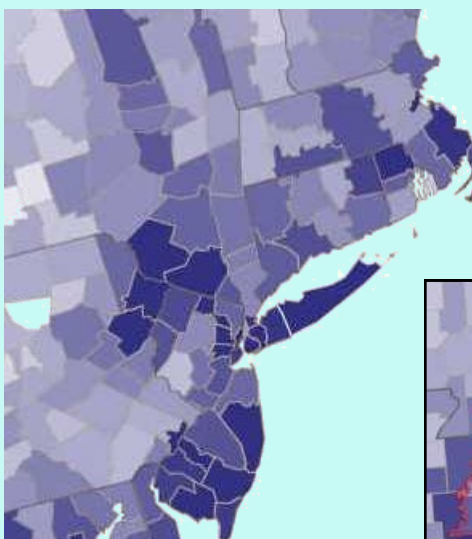
One in every 7.5 homeowners either fell into delinquency or foreclosure as of

November 30, 2009, according to the December mortgage monitor report from Lender Processing Services (LPS).

DSNews.com wrote that: "LPS' January 2010 Mortgage Monitor report, shows that within the population of loans that were current at the end of 2008, the percent of "new" serious delinquencies is 4.64 percent – higher than any other year analyzed. Of loans that were current as of December 31, 2008, by December 2009 there were 2.3 million new loans that were considered seriously delinquent."

The foreclosure inventory continues to stack-up as the foreclosure rate in November reached 3.19%, a 1.46% increase from the previous month and an 81.41% increase from November 2008. This doesn't include the amount of homes falling into the shadow inventory of foreclosure. Some data providers like First American CoreLogic speculate that number could be as high as 1.7m as the roadblocks of the government incentive programs and moratoriums clog the foreclosure pipeline.

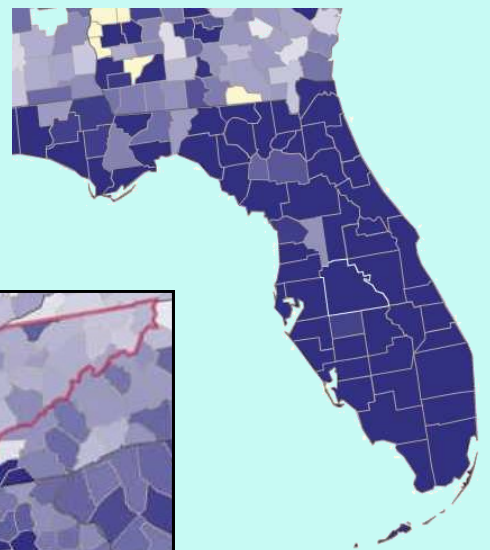
Local Mortgage Delinquencies More Than 90 Days Overdue



Tennessee vs. NY-NJ & Florida
3rd Quarter 2009

Source: TransUnion LLC

Darker Shading Indicates Higher
Percentage of Delinquent Mortgages



Elmcroft of Hendersonville – Assisted Living.



Located just 15 minutes north of Nashville, Elmcroft of Hendersonville is conveniently situated in one of the fastest growing communities in Tennessee. Quiet, tree-lined neighborhood streets wind through the low rolling hills surrounding the city's main thoroughfare. Known as the city by the lake, Hendersonville offers 26 miles of grass-covered shoreline within the city limits. Enjoy a nice walk and feed the ducks on a warm afternoon. Minutes away, residents can enjoy the history and tra-

dition of The Grand Ole Opry and shopping at Opry Mills. Elmcroft of Hendersonville offers the charm of small town living with all the big-city conveniences of nearby Nashville.

Elmcroft of Hendersonville is an assisted living and Alzheimer's Care community offering accommodations for those who may require assistance in their daily living activities. It is staffed 24 hours a day with trained healthcare personnel and offers as much or as little care as a resident may want or need. In



addition, Elmcroft of Hendersonville has a licensed Healthcare Director on call 24 hours a day.

Rates begin at \$86 per day and each apartment includes all meals and basic utilities as part of the monthly fee. Also, residents enjoy daily activities, private dining room for family and guests, library and sitting areas, bistro and billiard activity room, housekeeping services and many other amenities. Other services include a beauty/barber shop for a nominal fee.

Pennington Place Hendersonville, TN – Independent Living



Pennington Place located in Hendersonville, Tennessee offers Exceptional Independent Living and Personalized Assisted Living options for seniors.

Situated on eight acres in beautiful Lakefront Hendersonville, Pennington Place is right where you want to be. Best of all, their community is conveniently located just minutes from multiple shopping centers, golf courses, residents and numerous other attractions.

Pennington Place offers nutritious, res-

taurant-style meals served by their trained wait staff, and their chefs are masters at creating traditional meal favorites plus a selection of fresh, flavorful dishes using low-sodium, heart-healthy cooking techniques.

Pennington Place strives to offer their residents plenty of choices in their dining experience. They choose where to sit and what they want to eat. The dining room has extended hours for residents' convenience. Meals are prepared by our



trained chefs, using only hand-selected produce, the freshest herbs and spices, and the freshest meat and seafood.

With Independent Living arrangements starting at \$1,400 per month, Pennington Place provides a full range of choices for today's seniors. Choosing a senior living community represents a lifestyle choice and they understand that their residents are choosing much more than a comfortable living environment to call home.

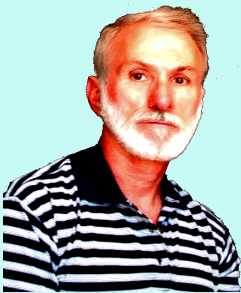
Retire to Tennessee Information

Donald Hackford
Reliant Realty
505 East Main Street
Hendersonville, TN 37077

Phone: 615-537-2646
Office: 615-859-7150 Ext 544
E-mail: Don@RetireToTennessee.Info

We're on the Web!

www.RetireTN.Info



*Please feel free to
contact me with any
questions.*

Don Hackford

R *Reliant*
R *Realty*

Dear Friends,

This Newsletter is published as an educational service to you, as a fellow retiree who may be interested in Middle Tennessee.

The materials in this newsletter are provided for general information purposes only. Every effort has been made to ensure the accuracy of the information in this newsletter at the time of its inclusion but neither I nor Retire To Tennessee Information guarantees the accuracy of such information.

You may end your subscription to this newsletter at any time you wish by emailing us at Stop@RetireToTennessee.Info.

To ensure that you continue receiving our emails, please add us to your address book or safe list. Got this as a forward? [Sign up](#)

This Month's Featured Rental — Aventura at Indian Lake Village



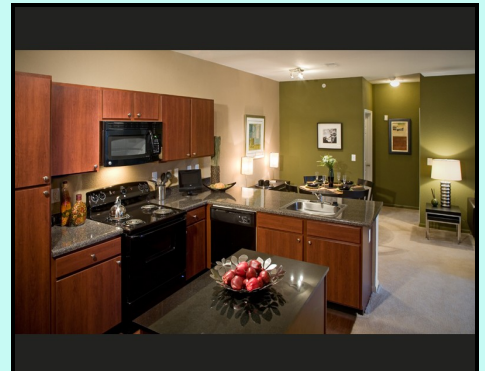
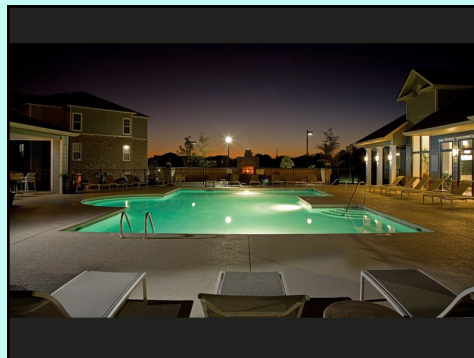
Aventura at Indian Lake Village is poised to become greater Nashville's hottest community. Conveniently located in scenic Hendersonville, Tennessee, Aventura at Indian Lake Village offers spacious apartment homes and the utmost in resident amenities.

The newest apartment community in the Hendersonville area is within walking distance to shopping, dining and entertainment in the Indian Lake Vil-

lage shopping district.

With rents starting at \$765 for a one bedroom and \$950 for a 2 bedroom, 2 bath, Community Amenities include: 24 Hour Fitness Center, 24 hour Business Center, Carports, Clubroom with Plasma TV's, Playscape, Walking Trail, 24 hour Tanning, Pool with Fireplace & Cabana, Boat Storage, Garages and BBQ Area.

Three bedroom, 2 bath units are available starting at \$1,135 and Apartment Amen-



ties for all size units include: Private Verandas, Microwave, Island Kitchens, Raised Vanities, Textured Walls, Custom Cherry Cabinets, Extra Storage and Designer Black Appliances.

Aventura at Indian Lake Village offers convenience, an excellent location, extensive resident services, large open floorplans and a professional staff who will keep your hectic life stress-free.