

Tax Map 062, Parcel 024.00

HASKEL "HACK" AYERS AUCTION & REAL ESTATE COMPANY

LaFollette, Tennessee 37766

Phone: (423) 562-4941

CONTRACT FOR SALE OF REAL ESTATE

Date Jan 6, 2021

Sample

John Smith (Buyer) agrees to purchase and
Dennis Potter, Special Master (Seller) agrees to sell the following
described real estate:

Lot(s) 1013 + 1017 Cross Valley Rd LaFollette, TN blocks _____ of the
_____ subdivision in the 1st Civil District of
Campbell County, Tennessee, as recorded in Cabinet/Warranty Book 310, page 184

Buyer and Seller hereby agree to the following terms and conditions:

1. \$ X is hereby deposited by buyer with Ayers Real Estate & Auction Company as earnest money and will apply to purchase price of \$ XX + 10% Buyers Premium = XXX
2. Balance of \$ XX shall be paid as follows
Cash on closing
3. Sale is subject to any and all easements for roads, utilities, drainage, rights-of-way, and restrictive covenants.
4. Title shall be made by warranty deed or Special Masters Deed
5. Sale shall be closed within 45 days
6. Seller shall pay current taxes.
7. Taxes shall be prorated as of N/A Buyer to pay 2021 property taxes
8. Buyer shall pay for Trust Deed, recording fees, or any loan expense.
9. Possession on or before date of closing
10. Make deed to John Smith + wife, Jill Smith
11. It is expressly agreed by and between the parties that Haskel "Hack" Ayers Real Estate, does not make representation with regard to (a) Parties in possession; (b) deficiencies in quantities of land; (c) boundary lines; (d) roadways; (e) easements; (f) condition or state of repair of subject property; (g) water or drainage problems; (h) payment or non-payment of real property taxes; (i) release of any mortgage or lien, or (j) any other matter or condition regarding subject property of whatsoever type of nature.
12. No representations or warranties about the condition of the property has been made unless stated herein. It is agreed that the purchaser is buying the property on an "as is" basis. It is the sole responsibility of the buyer to inspect the above property prior to closing or possession, whichever comes first and the buyer agrees that he has not relied upon any representation made by Ayers Real Estate or its agents in describing the property.
13. Other Subject to court rules
14. Earnest money shall be forfeited if buyer fails to complete terms of contract.

Buyer and Seller, having read and understood this contract, hereby set their hand.

HASKEL "HACK" AYERS

BY: [Signature]

Buyer _____

Buyer _____

Address & Phone No. of Buyer: _____

Seller _____

Seller _____