

Tax Map 077H, Gr A, Parcel 037.00

HASKEL "HACK" AYERS

AUCTION & REAL ESTATE COMPANY

LaFollette, Tennessee 37766

Phone: (423) 562-4941

Sample

CONTRACT FOR SALE OF REAL ESTATE

Date Feb 3, 2021

Jim Buyer and Nancy Buyer (Buyer) agrees to purchase and
David Broyles and Judy Broyles (Seller) agrees to sell the following
described real estate:

Lot(s) 748 Old Middleboro Hwy blocks LaFollette, TN 37766 of the
1st subdivision in the 1st Civil District of
Campbell County, Tennessee, as recorded in Cabinet/Warranty Book 243 page 467

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

1. \$ \$ is hereby deposited by buyer with Ayers Real Estate & Auction Company as earnest money and will apply to purchase price of \$ \$\$\$ + 10% Buyers Premium = \$\$\$
2. Balance of \$ \$\$ 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
5. Sale shall be closed within 45 days
6. Seller shall pay current taxes.
7. Taxes shall be prorated as of date of closing
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 Jim Q Buyer and wife Nancy O. Buyer
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 See Addendum attached as part of this contract
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 _____

**ADDENDUM TO SALES CONTRACT DATED FEB 3, 2021 FOR 748 OLD
MIDDLESBORO HWY, LAFOLLETTE, TN 37766**

1. Any prepaid rents of the self-storage units shall be prorated back to buyer(s) at closing.
2. Owners shall continue operating business until closing and shall reasonably assist new buyer(s) in making a smooth transition of ownership.
3. All standing inventory in the store at the time of closing shall become the property of the buyer(s).
4. Buyer(s) shall assume all liability associated with the store and premises after closing.
5. All equipment with the store, with the exception of the Coke, Pepsi, and Corbin Ice coolers, is the property of the current owners, and is included in this transaction and will transfer to the buyer(s) upon closing.

Buyer (s)

Sellers