

**IN THE CHANCERY COURT FOR WHITE COUNTY, TENNESSEE**

PERRI MAUPIN, SHARON WHITSON,  
ODIS GENE GUY, ELLEN MAXINE LOUWAERT,  
TERRY GUY, DARLENE MCBAIN,  
ROBERT MCBAIN, KELLIE WILSON,  
RONDA TAMM, STEVEN SPRINGSTUBE,  
LORIE MCINTYRE, DIANE SPRINGSTUBE,  
AMBER SPRINGSTUBE, KATELYNN SPRINGSTUBE,  
JESS EIDSON, RUBY RENEE CLARK,  
EVELYN BUSSELL, LINDA ANN DANIEL,  
JAMES ARTHUR BUSSELL, HOMER BURSELL, JR.,  
GREGORY C. CHAPMAN, DEBRA D. CAREY,  
GERALD D. CHAPMAN, JR., NICHOLE DYER,  
JACKIE FINN, ROCKY CHAPMAN,  
LYDIA SMITH, FELICIA KENDALL, LISA K. LUPO,  
LORI ANNE MEADOWS, KELLEY LOUISE TATE,

Petitioners,

VERSUS

CASE NO. 2018-CV-18

DAVID RICHARD BUSSELL,  
CATHY MARIE LAMB,  
CHARLES WESLEY MAUPIN,  
PAUL BUSSELL,

Respondents.

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**REAL ESTATE CONTRACT/PURCHASE AGREEMENT**

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This contract of sale made, November 3, 2018, by and between Gena M. Brock, Clerk and Master for the Chancery Court of White County, Tennessee, and acting as appointed Special Commissioner, hereinafter called the SELLER, and \_\_\_\_\_, hereinafter called the BUYER.

The parties hereto acknowledge that the BUYER, has this day, offered the high bid of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) for the real property thereon being sold, as reflected in the attached legal description. BUYER has paid to the White County Chancery Court Clerk the required twenty percent (20%) deposit in the amount of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) receipt of which is hereby acknowledged by SELLER.

Property Description: Being Tract(s) \_\_\_\_\_ located on \_\_\_\_\_ Rd., White County, TN, of the Charlie Ray Heirs property as surveyed by Allen Maples Land Surveying. Survey Numbers 18-133 C & 18-140 D, as surveyed on 7/31/18.

BUYER acknowledges that this sale is contingent upon approval of the Chancery Court of the bid amount contained herein.

Contingent BUYER agrees that this sale will be held open for a period of ten (10) days thereafter. In the event that, during said time period, an additional bid or bids are submitted to the Clerk in a minimum amount of ten (10%) percent above the maximum bid submitted at the public auction and paying the twenty percent (20%)

deposit, a second sale shall occur Thursday, November 15, 2018, at 11:00 a.m., in the Chancery Courtroom, at the White County Courthouse, in Sparta, Tennessee, with online bidding at [www.taysauctions.com](http://www.taysauctions.com) (auction staff will be on-site to assist in bidding). The time for raising the bid will end Tuesday, November 13, 2018, at 4:00 p.m. The highest bid obtained shall be presented to the Court for final confirmation.

BUYER understands and fully and completely accepts the real property "AS IS" with no warranties or guarantees of any kind whatsoever. Balance of the purchase price is due by cash or official check upon confirmation of the sale. The SELLER will be responsible for the 2018 property taxes, and the BUYER will be responsible for the 2019 property taxes.

This the \_\_\_\_\_ day of November, 2018.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
GENA M. BROCK, CLERK & MASTER  
SPECIAL COMMISSIONER  
1 East Bockman Way  
Sparta, Tennessee 38583  
931-836-3787

Deed Property to: \_\_\_\_\_

\_\_\_\_\_  
Address for tax notice: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_