

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

**IN RE:**

**THE ESTATE OF  
WINNIE MCLERRAN,  
DECEASED,**

**CASE NO. 2017-PR-40**

**ROY MCLERRAN,  
PETITIONER,**

**vs.**

**KENNY MCLERRAN, HARLIN MCLERRAN,  
JOYCE HOLMAN, BARBARA BOONE,  
PATTY (ELSIE MAY) HOGAN,  
ANNETTE WILLIAMS, WILLIAM NICHOLS,  
JACQULYN JOLIN, JOSEPH JOLIN,  
RESPONDENTS.**

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**REAL ESTATE CONTRACT/PURCHASE AGREEMENT**

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This contract of sale made this January 5, 2019, by and between L. Rene' Davis, Clerk and Master for the Chancery Court of Clay County, Tennessee, and acting as appointed Special Commissioner, hereinafter call 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 Clay 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 24.04 acres located at 5175 Clay County Hwy, Celina, Clay County, Tennessee, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on October 27, 2018.

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 at the Clay County Government Complex, 145 Cordell Hull Drive, Celina, 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, January 15, 2019, 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 real property taxes, and the BUYER will be responsible for the 2019 real property taxes.

This the \_\_\_\_\_ day of January, 2019.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY                      STATE      ZIP CODE

\_\_\_\_\_  
CITY                      STATE      ZIP CODE

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
L. RENE' DAVIS, CLERK & MASTER  
SPECIAL COMMISSIONER  
P.O. Box 332, 145 Cordell Hill Drive  
Celina, TN 38551  
931-243-3145

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

\_\_\_\_\_

Address to tax notice: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_