

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

SHARON FORD,  
Petitioner,

VERSUS

CASE NO. 2020-CV-26

JERRY FORD, TONYA WILSON,  
AMY MOSS, ALISHA FORD,  
ANDREA PATTERSON,  
TYLER CARDEN, BRANDI KING,  
BETSY ABBOTT, and APRIL CROSS,  
Respondents.

**REAL ESTATE CONTRACT/PURCHASE AGREEMENT**

Tax Parcel ID: District 04, Control Map 012, Parcel 050.00

Address: 5585 Burgess Falls Road, Sparta, Tennessee 38583

Source of Title: Record Book 174, Page 855, Register’s Office of White County, Tennessee

14.305 Acres +/-in 2 Tracts (Plats and Legal Descriptions attached)

Tract #1 – 1.722 Acres +/- House

Tract #2- 12.583 Acres +/-

Surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee 38583

Allen Maples Jr. R.L.S. #2171, on August 26, 2020, Survey Numbers 20-263 A3 & 20-263 C

“The property will be sold subject to all matters shown on plat, and subject to all easements, rights-of-way, and restrictions of records.”

TRACT #1- 1.722 Acres +/- House \$ \_\_\_\_\_  
(Legal Description and Plat attached)

TRACT #2- 12.583 Acres +/- \$ \_\_\_\_\_  
(Legal Description and Plat attached)

TOTAL BID \$ \_\_\_\_\_ \$ \_\_\_\_\_ (20% down)

\$ \_\_\_\_\_ (balance due)

This Real Estate Contract/Purchase Agreement made June \_\_\_\_\_ 2021, by and between Gena M. Brock, Clerk & Master for the Probate 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 (20%) percent deposit in the amount of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) receipt of which is hereby acknowledged by SELLER.

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 or at [www.taysauction.com](http://www.taysauction.com) in a minimum amount of ten (10%) percent above the maximum bid submitted at the online auction and paying the twenty (20%) percent deposit, a second sale shall occur Thursday, June 17, 2021, beginning at 10:00 a.m., or 5 minutes after the last bid is received online at [www.taysauction.com](http://www.taysauction.com). (auction staff will set up at the White County Courthouse, Chancery Courtroom, in Sparta, Tennessee to assist in bidding, if needed and to conduct the conclusion of the auction.). The time for raising the bid will end Tuesday, June 15, 2021, by 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, WHERE IS" with no warranties or guarantees of any kind whatsoever, and with no representation being made as to the state of the title or the accuracy of the legal description of the real property. The Clerk & Master has undertaken NO inspections, examination or clean-up of the real property. (The property will be sold subject to all defects, including any structural defects and contamination, if any, which may exist.) Balance of the purchase price is due by cash or official check upon confirmation of the sale. The BUYER will be responsible for the 2021 county property tax.

This the \_\_\_\_\_ day of June, 2021.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

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

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

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

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

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

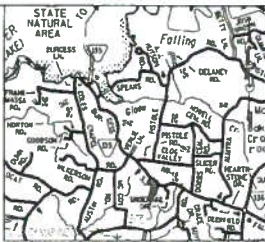
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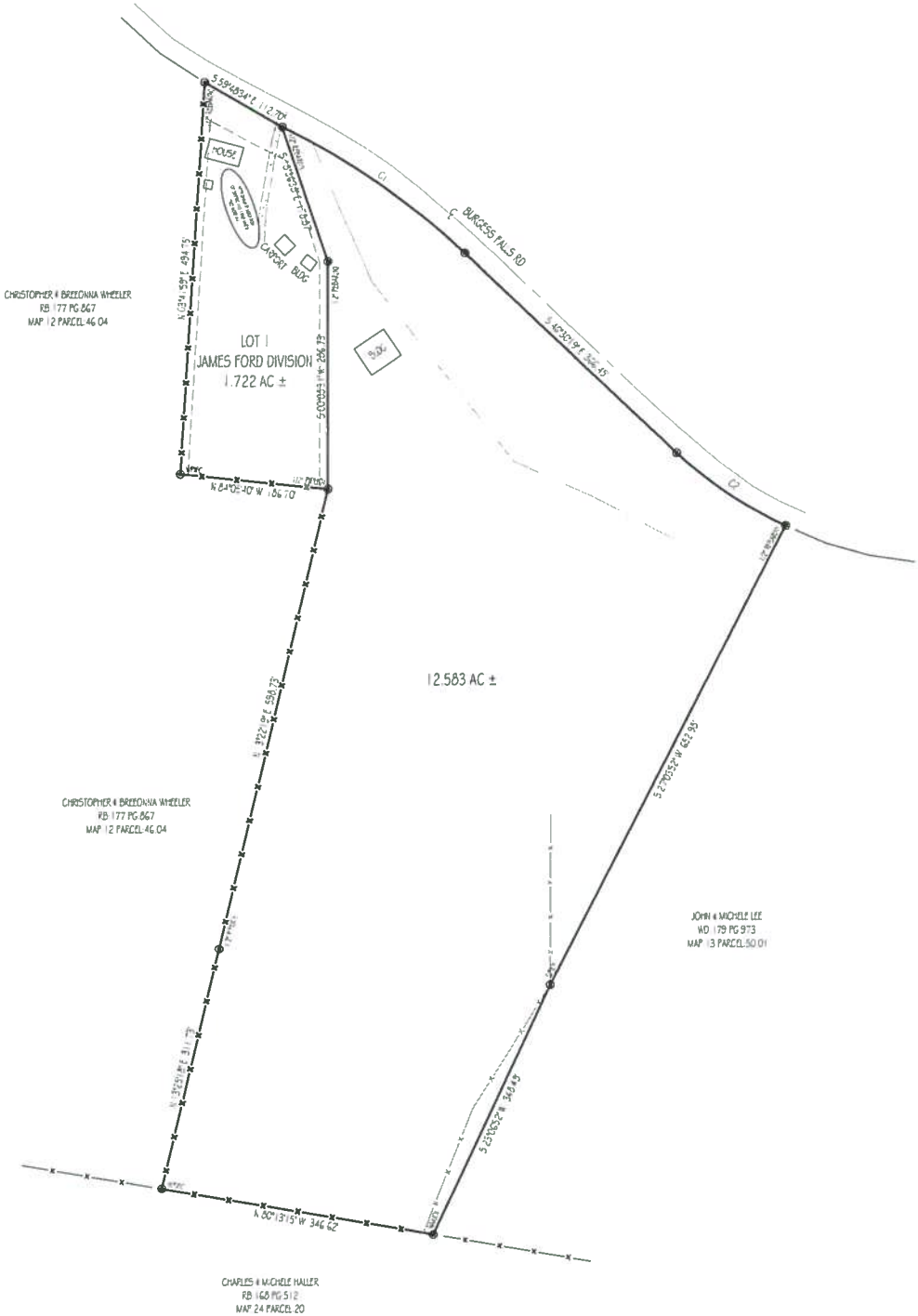
NOTES

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	910.78'	280.42'	279.29'	S 55° 53' 11" E	173° 22'
C2	508.12'	165.63'	165.10'	S 51° 50' 12" E	183° 34'



- LEGEND
- (N) NEW
  - (O) OLD
  - C CENTERLINE
  - PP POWER POLE
  - FL FENCE LINE
  - PC FENCE CORNER
  - WP WOOD POST
  - SP STEEL POST



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.  
PLS#2171



Allen Maples Land Surveying 30 Mayberry Street Sparta, TN 38583 Phone: 615/118375446		JAMES & RILDA FORD BURGESS FALLS ROAD	
4TH CIVIL DISTRICT	TOTAL ACRES: 14.305 AC ±	WHYTE COUNTY, TN	SCALE: 1"=100'
PLA. FB. 174 PG. 255	DATE: 08/26/2020	TAX MAP: 112 PARCEL 50	DRAWING: 20-263 C

**James Ford Division**  
**Lot 1**  
**1.722 Acres +/-**

Beginning at a ½” rebar (new) in the south margin of Burgess Falls Road, being a northeast corner of Christopher and Breeonna Wheeler (RB:177 PG:867); thence leaving Christopher and Breeonna Wheeler and with the south margin of Burgess Falls Road S59°48'34"E a distance of 112.70' to a ½” rebar (new); thence leaving Burgess Falls Road and severing James and Rilda Ford (RB:174 PG:855) S18°36'38"E a distance of 178.87' to a ½” rebar (new); thence S00°08'31"W a distance of 286.73' to a ½” pipe (old) in the east line of Christopher and Breeonna Wheeler; thence with an east line of Christopher and Breeonna Wheeler and a fence N84°05'40"W a distance of 186.70' to a wood post fence corner; thence N03°41'59"E a distance of 494.75' to the point of beginning. Containing 1.722 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on August 26, 2020.

Previous and last conveyance being a portion of the property recorded in Record Book:174, Page:855, in the Register’s Office of White County, Tennessee.



**James and Rilda Ford**

**12.583 Acres +/-**

Beginning at a ½” rebar (new) in the south margin of Burgess Falls Road, being a northwest corner of John and Michele Lee (WD:179 PG:973); thence leaving Burgess Falls Road and with a west line of John and Michele Lee S27°03'52"W a distance of 652.98' to a steel post (old); thence S25°06'52"W a distance of 348.48' to a nail (old) in the north line of Charles and Michele Haller (RB:168 PG:512), being a southwest corner of John and Michele Lee; thence leaving John and Michele Lee and with a north line of Charles and Michele Haller and a fence N80°13'15"W a distance of 346.62' to a wood post fence corner, being a southeast corner of Christopher and Breeonna Wheeler (RB:177 PG:867); thence leaving Charles and Michele Haller and with an east line of Christopher and Breeonna Wheeler and a fence N13°25'18"E a distance of 311.73' to a ½” pipe (old); thence N13°22'19"E a distance of 598.73' to a ½” pipe (old); thence leaving Christopher and Breeonna Wheeler and severing James and Rilda Ford (RB:174 PG:855) N00°08'31"E a distance of 286.73' to a ½” rebar (new); thence N18°36'38"W a distance of 178.87' to a ½” rebar (new) in the south margin of Burgess Falls Road; thence with a south margin of Burgess Falls Road and with a curve turning to the right with an arc length of 280.40', with a radius of 910.78', with a chord bearing of S55°19'31"E, with a chord length of 279.29'; thence S46°30'19"E a distance of 366.45'; thence with a curve turning to the left with an arc length of 165.83', with a radius of 509.12', with a chord bearing of S55°50'12"E, with a chord length of 165.10' to the point of beginning. Containing 12.583 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on August 26, 2020.

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