



BOB PARKS AUCTION COMPANY
1535 W. NORTHFIELD BLVD. • SUITE 17
MURFREESBORO, TENNESSEE 37129
615-896-4600

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT of sale made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ hereinafter called the Seller, and \_\_\_\_\_ hereinafter called the Buyers;

WITNESSETH: That the Seller in consideration of the sum of \_\_\_\_\_ DOLLARS as earned money to be held in trust by \_\_\_\_\_ and in part payment of the purchase price has this day sold AT PUBLIC AUCTION and does hereby agree to convey by a good and valid warranty deed to said Buyer, or to such person as the buyer may in writing direct, the following described real estate in \_\_\_\_\_ County, Tennessee, to wit: \_\_\_\_\_

CONSIDERATION: Buyer agrees to purchase said real estate and to pay therefore the sum of \_\_\_\_\_, upon the following terms

cash balance \_\_\_\_\_
Closing shall be on or before \_\_\_\_\_
TAXES: 1. For the current year \_\_\_\_\_ Back taxes \_\_\_\_\_
Conveyance to be subject to building restrictions of record \_\_\_\_\_
Existing leases \_\_\_\_\_
Possession to be given \_\_\_\_\_
Fire Insurance \_\_\_\_\_
Seller to bear risk of hazard loss through date of deed

COMMISSION: Upon consummation of this contract the seller shall pay BOB PARKS AUCTION COMPANY LLC as Agent, a commission as agreed under a separate listing contract.

FORM OF DEED: Seller shall have \_\_\_\_\_ days from the date hereof within which to convey good merchantable title to Buyer by \_\_\_\_\_ deed, subject to no defects, liens or encumbrances except as herein specified.

DEFAULT BY SELLER: If the Seller is unable to make conveyance and to give title as herein agreed, the said earnest money of \$ \_\_\_\_\_ shall be refunded to Buyer and all obligations of either party hereto shall cease, except Sellers obligation of BOB PARKS AUCTION COMPANY, LLC.

DEFAULT BY BUYER: Should Buyer default in the performance of this contract on his part at the time and in the manner specified, then at Seller's option the earnest money shall be retained as partial liquidated damages, which retention, however, shall not prevent suit by Seller for the specific performance of this contract. Out of said liquidated damages and any other damages retained or recovered by Seller, there shall first be paid to the Agent its commission plus all auction expenses incurred by BOB PARKS AUCTION COMPANY, LLC.

The words "Seller" and "Buyer" when used in this contract shall be construed as plural whenever the number of parties to this contract so requires.

Time is of the essence of this contract and of all the conditions hereof.
All property sold "AS IS WHERE IS."
Miscellaneous Conditions: \_\_\_\_\_

IN WITNESS WHEREOF the parties have hereunto subscribed their names on this day and year first above written.

Buyer \_\_\_\_\_ Seller \_\_\_\_\_
Address \_\_\_\_\_ Address \_\_\_\_\_
Phone ( ) \_\_\_\_\_ Phone ( ) \_\_\_\_\_

BOB PARKS AUCTION COMPANY, LLC

By: \_\_\_\_\_

PHONE: 615-896-4600

