



FURROW AUCTION CO.

SALES CONTRACT

DATE: June 25, 2025

This contract entered into this **25th Day of June, 2025** by and between Bob McEachern Photographers, Inc. c/o Daniel C. "Carlie" McEachern, President, with an address of 851 Mulberry Street, Loudon, TN 37774, **FURROW AUCTION COMPANY**, with an address of 10319 Cogdill Rd, Knoxville, TN 37932 (phone:865-546-3206) **AGENT**

and _____ with an address of _____

BUYER.

WITNESSETH

Pursuant to a bid placed at real property auction conducted by Agent on behalf of Seller and the terms and conditions agreed upon by Buyer in conjunction with Buyer placing a bid for purchase, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, subject to the conditions hereinafter set out, the following described premises:

Real Property consisting of:

- (a) *Approximately 2,500 square foot metal "Quonset hut" type building situated on an approximately 0.24-acre (70 feet X 150 feet = 10,500 square feet) lot located in the "800" block of Mulberry Street in Loudon, TN and shown as Parcel/Tax ID 041H F 025.00 in the Property Assessor's Office for Loudon County, TN and further described in Warranty Deed Book 122 on Page 107 as recorded in the Register's Office for Loudon County, TN*

TRACT I:

SITUATED in District No. One (1) of Loudon County, Tennessee, and within the City of Loudon, Tennessee, and more particularly bound and described as follows:

BEING the remaining portions of Lots 62 and 63 of the Rosedale Park or Ward Addition to the Town of Loudon, as set forth in Deed Book 24, page 120, and more particularly bound and described as follows:

BEGINNING at a stake on the right of way line of U.S. Highway 11, at corner from Satterfield, and being 50 feet East of the intersection of Highland Avenue and Mulberry Street; thence with the line of Satterfield, also the lot line of Lots 61 and 62 of the Rosedale Park Addition, in a southerly direction 150 feet to the right of way line of an alley of the City of Loudon; thence with said alley in an Easterly direction 70 feet to corner with McEachern Photographers, Inc. (formerly E.F. Foster); thence with McEachern in a northerly direction 150 feet to the right of way line of U.S. Highway 11 (Mulberry Street); thence with Mulberry Street in a westerly direction 70 feet to the point of BEGINNING, and conveyed by boundaries and not by acres.

BEING the same property conveyed to Bob McEachern Photographers, Inc. by Warranty Deed from Mynart S. West, France J. West and Ray Madison West, dated May 1, 1974, and recorded in Deed Book 122, Page 107 in the Loudon County, TN Register's Office.

- (b) *Approximately 6,300 square foot commercial building (two adjoining buildings) situated on an approximately 0.27-acre (80 feet X 150 feet = 12,000 square feet – two adjoining lots combined) located at 847 & 851 Mulberry Street in Loudon, TN and shown as Parcel/Tax ID 041H F 026.00 (851 Mulberry Street) & 041H F 027.00 (847 Mulberry Street) in the Property Assessor's Office for Loudon County, TN and further described in Deed Book 96 on Page 242 (851 Mulberry Street – Parcel/Tax ID 041H F 026.00) and in Deed Book 149 on Page 310 (847 Mulberry Street – Parcel/Tax ID 041H F 027.00) as recorded in the Register's Office for Loudon County, TN*

TRACT II:

(851 Mulberry Street) – SITUATED in District No. One (1) of Loudon County, Tennessee, and bounded and described as follows:

PARCEL A:

BEING the Northeastern 30 feet of Lot No. 63 in West Rosedale Park or Wards Addition to the Town of Loudon, as shown by plat of said Addition on file in the Register's Office at Loudon, in Deed Book 24, page 120, and described more particularly as follows: Beginning at a point on the right of way line of the Lee Highway or Mulberry Street in the City of Loudon between (on the lot line) of lots No. 63 and 64; thence with the lot line between lots 63 and 64 one hundred fifty (150) feet to a corner in the alley; thence with said alley in a southerly direction 30 feet to a stake corner to George A. West; thence with West's line and parallel with the first line and keeping at all times 30 feet therefrom 150 feet, more or less, to a point on the right of way line of the Lee Highway; thence with said highway 30 feet to the point of BEGINNING.

PARCEL B:

BEING a portion of Lot No. 64 on what is known and called Ward's Addition to the Town of Loudon, and being that portion of said Lot No. 64 as follows: Beginning at the Southwest corner of said lot, fronting on the Lee Highway, and running Northeastwardly a distance of approximately 8 inches or to the center of the wall of the building that is now erected on said Lot No. 64, and running thence Southeastwardly with the center line of the west wall of the aforementioned building a distance of 75 feet to a stake; thence at right angles and running Westwardly a distance of approximately 12 inches or to the line of Lot No. 64 west boundary, thence Northwestwardly along the west line of Lot No. 64 to the point of BEGINNING, being a distance of 75 feet.

BEING the same property conveyed to Bob McEachern Photographers, Inc. by Warranty Deed from E. F. Foster and wife, Geneva L. Foster, dated December 22, 1969, and recorded in Deed Book 96, Page 242, in the Loudon County, TN Register's Office.

(847 Mulberry Street)

TRACT III

PARCEL A:

SITUATED in District No. One of Loudon County, Tennessee, and within the City of Loudon, and being a portion of a business building, formerly known as "Link's Carpet Center," and more particularly described as follows:



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BEING the remainder of Lot No. 64 in Rosedale Park or Ward's Addition to the Town of Loudon, Tennessee, said lot being shown on the map or plat of said Addition to said Town of Loudon in the Register's Office for Loudon County, Tennessee, in Deed Book 24, page 120, to which specific reference is here made. Said lot fronting 32 feet on Lee Highway and extending back between parallel lines 150 feet, the other portion of the property already owned by the grantees herein as described in Deed Book 131, page 110, to which reference is here made, and known as 847 Mulberry Street, Loudon.

THERE IS RESERVED by E. Lynn Millsaps the right to in the future attach to the East wall of the property herein described, a party wall for use of property which he owns adjoining said property, but with obligation not to damage the existing wall herein conveyed.

PARCEL A:

SITUATED in District No. One of Loudon County, Tennessee, and within the City of Loudon, and more particularly bounded and described as follows:

BEING the remainder of Lot No. 64 in Rosedale Park or Ward's Addition to the Town of Loudon, Tennessee, as described in Map of record in Deed Book 24, page 120, and being a portion of a concrete building which has been divided and being that portion located on the Southwest side of the total building, and bounded on the West by McEachern's, Inc., and on the East by grantors, and used as Link's Carpet Shop, and being the same building formerly used as a "pet grooming shop" and "beauty shop", fronting approximately 18 feet on Mulberry Street and running with the outside walls of McEachern, and Link's Carpet Shop, in a southerly direction to an alley and known as 849 Mulberry Street, Loudon.

BEING the same property conveyed to Bob McEachern Photographers, Inc. by Warranty Deed from McEachern Color Lab, Inc., dated February __, 1983, and recorded in Deed Book 149, Page 310, in the Loudon County, TN Register's Office.

Property is subject to common walls or party walls with other property of grantor and with Bob McEachern.

In consideration of \$_____, paid by Buyer as earnest money and part of the purchase price, **the EARNEST MONEY**, receipt of which is hereby acknowledged, this contract is made binding on both parties, their heirs, executors, successors and/or assigns. Seller shall deliver to Buyer a **WARRANTY DEED** conveying fee simple title to the Property to Buyer free and clear of all encumbrances, except as stated herein, being: **RIGHTS OF TENANTS IN POSSESSION (IF APPLICABLE); PRO-RATION OF RENTS (IF APPLICABLE); ANY RECORDED OR VISIBLE ROAD-WAY RIGHTS OF WAY, RAILROAD OR UTILITY EASEMENTS; SUB-DIVISION RESTRICTIONS; HOA/POA REQUIREMENTS; ALL BACK TAXES TO BE PAID FOR BY SELLER, ALL CURRENT YEAR TAXES TO BE PRORATED; ZONING; ALL EXCEPTIONS BOTH STANDARD AND SPECIAL AS SHOWN ON COMMITMENT# 250553-1 DATED May 6, 2025 OBTAINED BY SELLER. BUYER SHALL PAY ANY AND ALL TRANSFER TAXES AND/OR RECORDING FEES IN CONJUNCTION WITH THIS DEED. SELLER OR AGENT MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO TITLE TO THE SUBJECT PROPERTY.**

Buyer shall, within **30** days pay for the property the total purchase price of \$_____ (**WHICH SUM INCLUDES A 15% BUYER'S PREMIUM**), under the following terms: **10% DOWN WITH THE SIGNING OF THIS CONTRACT; BALANCE DUE IN CASH AT CLOSING WITHIN 30 DAYS. THIS IS A CASH TRANSACTION - CLOSING NOT SUBJECT TO ANY CONTINGENCIES. TITLE INSURANCE AND/OR SURVEY FOR THE PROPERTY MAY BE PROCURED BY BUYER AT BUYER'S SOLE OPTION AND EXPENSE. THIS PROPERTY SOLD IN ITS "AS IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. Buyer acknowledges that all properties are being sold at public auction, subject to all existing covenants, conditions, restrictions, reservations, exploration rights, easements, rights of way, assessments, zoning, and all other land use restrictions. No personal property is included in this contract.**

DEED SHALL BE MADE: AS DIRECTED BY BUYER

Title Insurance (**at Buyer's expense**) Yes () () No **WILL ADVISE** - Buyer may, at its own expense, obtain title insurance provided Seller shall not incur any cost as a result of such insurance.

IT IS FURTHER MUTUALLY AGREED

1. Agent. Agent is not the owner of the Property, but solely an agent for Seller, who is the fee owner of the Property.
2. Seller's Default. If marketable title subject to the above-listed exceptions cannot be given to Buyer at closing, the Earnest Money in the amount of \$_____ will be refunded to Buyer as Buyer's sole remedy. This contract is subject to any event that would adversely affect the quality of title.
3. Casualty. The risk of hazard or casualty loss or damage to Property shall be borne by the Seller until transfer of title. If casualty loss prior to Closing exceeds 10% of the Purchase Price, Seller or Buyer may elect to terminate this Agreement with a refund of Earnest Money to Buyer.
4. Buyer's Default. If Buyer fails to carry out and perform the terms of this agreement within **30** days after date of contract, except in the case of Seller's default, Seller may recover additional damages or obtain specific performance as permitted by law. In such event, Agent may retain the earnest money for commissions previously earned and related sales expenses from the forfeited Earnest Money.
5. Closing and Settlement. Closing to be conducted by **Tennessee Valley Title, Knoxville, TN, Tracey Axtell, Phone: 865-523-6254 on or before July 25, 2025**. At the closing each party shall execute and deliver all documents necessary to effect and complete the closing, any statements, including any affidavits reasonably required by the Title Company for issuance of its title policy without the standard preprinted exceptions. The Deed to be executed by Seller shall be on the form then generally used by the Title Company and shall convey to Buyer marketable fee simple title, free and clear of all liens, restrictions and encumbrances except as specified herein and insurable as such by the Title Company at standard rates on the current American Land Title Association Owner's Policy Standard Form, 1992. All blanks in all of the closing documents shall be filled in at the closing, and all documents shall otherwise be conformed to meet the requirements of the parties as expressed in this Contract. Buyer shall pay: (1) all title examination updates and insurance (at Buyer's option and expense); (2) one-half closing fee; (3) recording of deed. Seller shall pay: (1) title examination prepared for auction; (2) one-half closing fee; (3) preparation of Deed.



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6. Condition of Property. Buyer hereby acknowledges Buyer's obligation to perform due diligence in regard to this transaction as well as the condition of the Property, and agrees that an inspection of the Property has been made by Buyer, that the purchase is based upon such inspection and such additional independent investigation as Buyer has chosen to make, and not by or through any representations made by Seller or Agent. Buyer agrees that Buyer is acquiring the Property "as is", "where is", with all faults and defects, latent and patent, whether known, unknown, disclosed, or undisclosed by Seller, and Buyer acknowledges and agrees that Seller has not made, does not make, and Seller hereby specifically disclaims any representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether expressed or implied, oral or written, past, present, or future, of, as to, concerning or with respect to (a) the habitability, merchantability, or fitness of a particular purpose of the Property or any part thereof; (b) the compliance of or by the Property or its operation with any laws, rules, ordinances, or regulations of any governmental authority or body having jurisdiction including, without limitation, all applicable zoning laws or other land use regulations including those, without limitation, permitting and certificates of occupancy; (c) the nature, quality, or condition of the Property, including, without limitation, water, soil, and geology, or the presence or absence of any pollutant, mold, lead-based paint, radon, hazardous or toxic substance or material, hazardous or solid waste, termites or other wood destroying organism or any other type of insects, underground or above ground storage tank system, or any other contamination or environmental condition on, in, under, or about the Property; (d) the suitability of the Property for any and all activities and uses which Buyer may intend to conduct thereon; (e) any income to be derived from the Property; (f) the marketability, merchantability, age, quality, state of repair, or fitness for a particular purpose of any items of personal Property that may or may not be located upon the Property, including, without limitation, any HVAC, cooking, refrigerating, dishwashing, plumbing, or electrical apparatus or equipment boilers, engines, motors, generating equipment, piping or plumbing fixtures, underground or above ground storage tank systems, ventilating or vacuum cleaning systems, irrigation systems, fire alarms, fire extinguishing apparatus, security systems, telephone systems, telephone jacks, cable jacks, gas and electric fixtures, elevators, mantels, built-in mirrors, screens, storm sashes, awnings, carpeting, under padding or drapes, (g) any personal property remaining after closing will be considered abandoned; or (H) any other matter related to or concerning the Property or any items of personal property which may or may not be located thereon. Buyer shall not seek recourse against Seller on account of any loss, cost, or expense suffered or incurred by Buyer with regard to any of the matters described in above and hereby assumes the risk of any adverse matters related to the matters described above from and after the date of closing. In addition, and without limiting the foregoing, Seller specifically makes no representations as to the existence, suitability, or the working condition of, of any system including but not limited to electric, gas, water, (public or well), septic (public or private), cable, internet, or the status of any available permits or approvals related thereto. Buyer hereby expressly waives any and all claims for damages or rescission of this contract due to any representations made by Seller or Agent, except such representations as may be contained in this contract. **THE PROPERTY SHALL BE TRANSFERRED TO AND ACCEPTED BY ANY BUYER IN AS-IS CONDITION WITH NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, OTHER THAN THOSE EXPRESSLY CONTAINED HEREIN AND FREE OF ANY AND ALL LIENS, ENCUMBRANCES, SECURITY AGREEMENTS OR OTHER FINANCING DEVICES, EXCEPT AS EXPRESSLY ALLOWED HEREIN.** Seller and Agent each makes no representations or warranties of any kind as to the suitability of the Property for any purpose whatsoever or as to the physical condition thereof (including, without limitation, environmental condition) or otherwise. It is expected that Buyer will rely on its own inspection to determine the condition of the Property, and will not rely on any statement or representation of Seller, or Seller's agents (including Agent), representatives or consultants with respect thereto. Buyer agrees to accept the Property without recourse against Seller of any kind under applicable laws and regulations. By acceptance of the deed to the Property, Buyer shall have released and waived any claim against or rights of contribution against Seller or Agent under any Environmental Law for environmental conditions at the Property that may exist as of the closing date and such release and waiver shall survive the closing and the transfer of title to the Real Property. For purposes hereof, "Environmental Laws" includes, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. § 9601, et. seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. § 108, et. seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. § 6901, et. seq.), the Toxic Substances Control Act, as amended (15 U.S.C. § 2601, et seq.), the Clean Water Act, as amended (33 U.S.C. § 1251, et. seq.), and/or any corresponding state law and the regulations, rules, ordinances, decisions, orders, or determinations of a judicial or governmental entity."
7. Acknowledgement. Buyer acknowledges that in connection with its purchase of this Property from Seller, Agent disclosed to the undersigned Buyer all information, if any, made known by Seller to Agent concerning the exposure of the Property to hazardous wastes and/or substances, and/or the storage of hazardous wastes and/or substances and/or existence of lead-based paint or Chinese drywall or other defective drywall on the Property. The undersigned Buyer is hereby determining to go forward with the purchase based on this information.
8. Agency Disclosure Statement. Buyer acknowledges that Agent disclosed Seller's name.
9. Assignment. Buyer may assign this contract provided Buyer shall give Agent notice in writing of such assignment prior to the closing. The terms and provisions of this contract shall be binding upon and inure to the benefit of Seller and Buyer and their respective heirs, executors, successors and/or assigns and no assignment of this Sales Contract shall serve to release Buyer from any of the obligations contained herein.
10. Entire Agreement. Both Seller and Buyer agree that this contract constitutes the sole and only agreement between them with respect to the above-described Property and shall not be modified, except in writing, and shall be binding upon their heirs, successors and/or assigns. Time is of the essence.

ACCEPTED:

FURROW AUCTION COMPANY, AGENT

Date

SELLER: – Bob McEachern Photographers, Inc.
c/o Daniel C. "Carlie" McEachern, President

BUYER:

BUYER:

DATE: