

0067
0153TENNESSEE VALLEY AUTHORITY WARRANTY DEED
(Documentary Stamps attached \$2.75)STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 30th day of December, 1943, by and between

JAMES H. HOLDEN and wife, BERTHA HOLDEN

of the County of Swain and State of North Carolina, as parties of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said parties of the first part, in consideration of the sum of TWO THOUSAND FORTY-SIX AND 70/100 Dollars (\$2046.70) to them paid by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, its successors and assigns, a certain tract or parcel of land, situate, lying and being in Swain County, State of North Carolina, and more particularly described as follows, to-wit:

A tract of land lying in Charleston Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 2 miles northeast of the mouth of Noland Creek, and more particularly described as follows:

BEGINNING at a stake at a fence corner, a corner of the lands of Claude Burns, and the Nantahala Power & Light Company; thence with the Company's line North $6^{\circ} 00'$ East, 183 feet to a point (prev. desc. as a stake); thence North $3^{\circ} 00'$ West, 265 feet to a point (prev. desc. as a stake); thence North $26^{\circ} 00'$ East, 105 feet to a point (prev. desc. as a stake); thence North $1^{\circ} 00'$ East, 394 feet to a point (prev. desc. as a stake); thence North $18^{\circ} 00'$ East, 116 feet to a point (prev. desc. as a stake); thence North $3^{\circ} 00'$ East, 250 feet to a point (prev. desc. as a stake); thence North $38^{\circ} 30'$ West, 133 feet to a fence corner, a corner of the lands of the Nantahala Power & Light Company, and Charley C. McLean; thence with Charley C. McLean's line and a fence line North $73^{\circ} 00'$ East, 45 feet to a 9 inch black oak stump at a fence angle; thence South $82^{\circ} 00'$ East, 865 feet, crossing Middle Peachtree-Creek at approximately 50 feet, to a pine stump at the top of a ridge witnessed by trees; thence, leaving the fence line, with the top of the ridge as it meanders approximately along a bearing and distance of North $28^{\circ} 00'$ East, 450 feet to a stake witnessed by trees, a corner of the lands of Charley C. McLean, and Julia Burns; thence with Julia Burns', John Burns', and Claude Burns' line and the top of a ridge as it meanders approximately along the following bearings and distances: South $41^{\circ} 00'$ East, 445 feet; South $14^{\circ} 00'$ East, 215 feet; South $23^{\circ} 00'$ West, 410 feet; South $20^{\circ} 00'$ West, 400 feet; South $54^{\circ} 00'$ West, 370 feet to a 7 inch black oak tree; South $65^{\circ} 00'$ West, 450 feet; South $86^{\circ} 00'$ West, 495 feet; North $87^{\circ} 00'$ West, 55 feet to a stake; thence South $65^{\circ} 00'$ West, 40 feet to a 6 inch holly tree; thence with a fence line South $89^{\circ} 00'$ West, 265 feet to the point of beginning, and containing 51. acres, more or less, subject to such rights as may be vested in the county or state to a public road.

It is understood and agreed that the bearings given in the above description are based on the North Carolina State Coordinate System, Lambert Projection, as established by the U. S. Coast and Geodetic Survey. The central meridian for this coordinate system is located at Longitude $79^{\circ} 00'$ West.

The above described tract of land was conveyed to James H. Holden, one of the parties of the first part, by deeds from John Burns et ux, recorded in Book 47, page 162, and Book 53, page 99, and by deed from A. L. Nichols et ux, recorded in Book 47, page 551, in the office of the Register of Deeds for Swain County, North Carolina.

James H. Holden, one of the parties of the first part herein, hereby certifies that he is one and the same person as James Holden, grantee in the deed recorded in Book 47, page 162, and one and the same person as J. H. Holden, grantee in the deeds recorded in Book 53, page 99, and Book 47, page 551, in the office of the Register of Deeds of Swain County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging, to the UNITED STATES OF AMERICA, its successors and assigns, to its own use and behoof forever. And the said parties of the first part, for themselves, their heirs, successors, administrators and assigns, covenant with the said party of the second part, its successors and assigns that they are seized of said land and premises in fee, and have right to convey the same in fee simple; that the same are free and clear from all encumbrances and that they will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals this the day, month and year above written.

(Seal)	(Seal)	s/ James H. Holden James H. Holden	(Seal)
(Seal)	(Seal)	s/ Bertha Holden Bertha Holden	(Seal)
(Seal)	(Seal)		(Seal)
(Seal)	(Seal)		(Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, a Clerk of the Superior Court for said County and State, do hereby certify that James H. Holden and Bertha Holden, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Bertha Holden, wife of James H. Holden, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, does state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she does still voluntarily assent thereto. Let the instrument, and this certificate, be registered.

WITNESS my hand and official seal this 30th day of December, A. D., 1943.

(Seal Affixed)

H. J. Truett,
Clerk Superior Court, Swain County, N. C.

Filed for registration on the 30th day of Dec., 1943, at 10:30 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 5th day of December, 1943, at 10:30 o'clock A. M. in Book 67 of Deeds, and Page 153, etc.

H. J. Truett
Register of Deeds