

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 38 R. 1

STATE OF NORTH CAROLINA-SWAIN COUNTY

DOCUMENTARY STAMPS of \$3.30 attached.

THIS DEED, Made this 4 day of March, 1944, by and between

JESSE E. BROOKS and wife, MELVINA BROOKS

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 SIX HUNDRED THIRTY AND 81/100----- Dollars (\$2,630.81) 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 Forneys Creek Township of Swain County, State of North Carolina, on the right side of the Little Tennessee River, approximately 3 1/4 miles northwest of Bushnell, and more particularly described as follows:

BEGINNING at a 24 inch chestnut tree at the top of a ridge, a corner of the lands of the Andy Pilkerton Heirs, and the W. M. Kirkland Heirs, and the most northerly point of the tract herein described; thence with the W. M. Kirkland Heirs' line S. 66° 00' E., 1070 feet to a 24 inch white oak tree at the top of Perry Ridge, a corner of the lands of the W. M. Kirkland Heirs, and Sallie Sutton; thence with Sallie Sutton's, and James Kirkland's line and the top of the ridge as it meanders first in a southeasterly and then in a southerly direction approximately 2200 feet, passing a pine stump at the top of Piney Ridge at approximately 1500 feet, to an oak stump; thence leaving the ridge and with James Kirkland's and H. S. Anthony's line S. 86° 30' W., 900 feet, crossing a branch and passing a poplar stump at 265 feet, to a point in the center line of an old road; thence with H. S. Anthony's line and the center line of the old road as it meanders approximately along a bearing and distance of S. 32° 00' W., 350 feet to a point in the center line of a branch; thence with the center line of the branch as it meanders downstream approximately along a bearing and distance of S. 24° 00' E., 410 feet to a point witnessed by a 12 inch maple tree; thence, leaving the branch, N. 76° 00' W., 945 feet to a point (prev. desc. as a 24 inch spanish oak tree and an iron pipe) at the top of a ridge, a corner of the lands of H. S. Anthony, the Nantahala Power & Light Company, and D. M. Franklin et al; thence with D. M. Franklin's line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 13° 00' W., 845 feet, N. 42° 00' W., 470 feet to a double chestnut tree; thence, leaving the ridge, along the following bearings and distances: N. 58° 00' W., 300 feet; S. 63° 30' W., 625 feet to a black oak stump, a corner of the lands of D. M. Franklin et al, and Mary L. Sutton; thence with Mary L. Sutton's line N. 31° 00' W., 125 feet to a 24 inch hickory tree at the top of a ridge, a corner of the lands of Mary L. Sutton, the A. J. Pilkentan Heirs, and George Washington Pilkington; thence with George Washington Pilkington's, and the Andy Pilkerton Heirs' line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 44° 30' E., 490 feet, N. 59° 30' E., 485 feet, N. 11° 00' E., 300 feet to a 12 inch chestnut stump, N. 22° 30' E., 300 feet, N. 44° 00' E., 330 feet, N. 17° 00' E., 100 feet to the point of beginning, and containing 104. acres, more or less.

It is understood and agreed that this conveyance is made subject to such rights as may be vested in the county or state to right of way for a public road.

It is further 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° 00' W.

The above described tract of land was acquired by Jesse E. Brooks, one of the parties of the first part, by deed from T. G. Chambers and wife, Mary Chambers, dated October 30, 1928, recorded in Book 57, page 557, in the office of the Register of Deeds for Swain County, North Carolina, and by deed from S. H. Chambers and Mollie Chambers, dated August 3, 1936, recorded in Book 62, Page 183, in said Register of Deeds' office.

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)	Jesse E. Brooks	(Seal)
(Seal)	(Seal)	Jesse E. Brooks	(Seal)
(Seal)	(Seal)	Melvina Brooks	(Seal)
(Seal)	(Seal)	Melvina Brooks	(Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County and said State, do hereby certify that Jesse E. Brooks and Melvina Brooks, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Melvina Brooks, wife of Jesse E. Brooks, 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.

WITNESS my hand and official seal this 4 day of March, A. D., 1944, and I certify that by virtue of Section 3176 N. C. Code, I am qualified to act in all counties of the State of North Carolina.
(Seal affixed) My commission expires: 5-3-45 Crawford Pearson, Notary Public

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Crawford Pearson a Notary Public of Graham County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered. WITNESS my hand this 6 day of March, A. D., 1944. Annie Mae Truett, Deputy Clerk Superior Court

Filed for registration on the 6th day of March, 1944, at 11:15 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 8 day of March, 1944, at 12:05 o'clock P. M. in Book 67 of Deeds, and Page 188, etc.

D. R. Welch, Register of Deeds, Swain Co., N. C.