

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 13 R.6

(DOCUMENTARY STAMPS ATTACHED \$.55)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 23 day of December, 1943, by and between

JEFF D. PROCTOR, unmarried,

of the County of Swain and State of North Carolina, as party of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said party of the first part, in consideration of the sum of FOUR HUNDRED SEVENTEEN AND 30/100 - - - - - Dollars (\$417.30) to him paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents doth 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 1 1/4 miles west of the Bushnell Depot, and more particularly described as follows:

BEGINNING at a forked spanish oak stump at a fence corner at the top of a ridge, a corner of the lands of Emma Monteith Rogers, and R. E. L. Monteith; thence with R. E. L. Monteith's line and a fence line South 32° 00' West, 365 feet to a fence angle; thence South 6° 00' East, 230 feet to a fence angle; thence South 22° 00' West, 370 feet to a point; thence, leaving the fence line, South 61° 00' West, 625 feet, crossing Poplar Pole Branch at approximately 310 feet, to a chestnut snag; thence North 67° 00' West, 210 feet to a point (prev. desc. as a pipe witnessed by a black oak stump); a corner of the lands of R. E. L. Monteith, and the Nantahala Power & Light Company; thence with the said Company's line North 60° 18' West, 172 feet to a point (prev. desc. as an iron pipe); thence North 58° 41' West, 173 feet to a point (prev. desc. as an iron pipe); thence North 37° 34' West, 179 feet to a point (prev. desc. as an iron pipe) at the top of a ridge, a corner of the lands of the Nantahala Power & Light Company, and Fred Estes; thence with Fred Estes' line and the top of a ridge as it meanders approximately along a bearing and distance of North 85° 00' East, 410 feet, to a spanish oak stump; thence, leaving the ridge, North 12° 00' East, 150 feet to a fence intersection; thence with a fence line North 30° 00' East, 310 feet to a fence angle; thence North 33° 00' East, 280 feet to a 4 inch pine tree at a fence angle; thence North 52° 00' East, 405 feet to a fence angle at the top of a ridge, a corner of the lands of Fred Estes, and Emma Monteith Rogers; thence, leaving the fence line, with Emma Monteith Rogers' line and the top of a ridge, as it meanders approximately along a bearing and distance of South 68° 00' East, 405 feet, to the point of beginning, and containing 20.1 acres, more or less.

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 Goedetic Survey. The central meridian for this coordinate system is located at Longitude 79° 00' West.

The above described tract of land was acquired by J. D. Proctor, who is the same person as Jeff D. Proctor, by virtue of deed from Margaret Crisp et vir to J. D. Proctor, of record in Deed Book 57, page 561, in the Office of the Register of Deeds for 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 party of the first part, for him self, his heirs, successors, administrators and assigns, covenant s with the said party of the second part, its successors and assigns that he is seized of said land and premises in fee, and has right to convey the same in fee simple; that the same are free and clear from all encumbrances and that he will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal this the day, month and year above written.

Witnesses as to signature	(Seal)	(Seal)	his
by mark of Jeff D. Proctor	(Seal)	(Seal)	s/ Jeff D. X Proctor (Seal)
	(Seal)	(Seal)	mark
James Denman, Bryson City, N.C.	(Seal)	(Seal)	JEFF D. PROCTOR (Seal)
W. H. Proctor, Bryson City, N.C.	(Seal)	(Seal)	(Seal)
	(Seal)	(Seal)	(Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, James Denman, a Notary Public, in and for Clay County, N.C., aforesaid, do hereby certify that JEFF D. PROCTOR, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 23 day of December, A. D., 1943, and I hereby certify that by virtue of Section 3176, N. C. Code of 1939, I am qualified to act in all counties of the State of North Carolina. (SEAL AFFIXED)

James Denman, Notary Public

My commission expires: October 6, 1945

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of James Denman a Notary Public of Clay County, N.C. attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 29 day of December, A. D., 1943.

H. J. Truett,
Clerk Superior Court

Filed for registration on the 29th day of Dec., 1943, at 10:10 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 29 day of December, 1943, at 2:00 o'clock P. M. in Book 67 of Deeds, and Page 139, etc.

HJP Welch
Deputy Register of Deeds.
Swain County, N.C.