

TENNESSEE VALLEY AUTHORITY

WARRANTY DEED

STATE OF NORTH CAROLINA

SWAIN COUNTY

THIS DEED, Made this 14th day of September, 1944, by and between INEZ CALHOUN, unmarried, and VERAYLE CALHOUN FRANKS and husband, GWIN D. FRANKS, 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 NINETY AND NO/100 Dollars (\$90.00) 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 bank of Hazel Creek, approximately 3 1/4 miles northeast of Proctor, and more particularly described as follows:

BEGINNING at a chestnut stump, a corner of the lands of Verayle Calhoun et al, and Ethel Crisp, and the most northwesterly point of the tract herein described; thence with Ethel Crisp's line North 84° 00' East, 378 feet to a black oak stump; thence South 75° 00' East, 24 feet to a point, a corner of the lands of Ethel Crisp, and the O. Burlingame Heirs; thence with the O. Burlingame Heirs' line South 77° 00' East, 12 feet to a stake on the northwest side of a road, a corner of the lands of the O. Burlingame Heirs, and Lillie Burlingame; thence with Lillie Burlingame's line South 9° 30' West, 32 feet to a spruce pine stump; thence South 3° 30' West, 32 feet to a point in the center line of Hazel Creek, a corner of the lands of Lillie Burlingame, and Carey Chamberlain Beals & Prosser Blood Beals; thence with Carey Chamberlain Beals & Prosser Blood Beals' line and the center line of the creek as it meanders downstream approximately 410 feet to a point, a corner of the lands of Carey Chamberlain Beals & Prosser Blood Beals, and Verayle Calhoun et al; thence leaving the creek and with Verayle Calhoun's line North 16° 30' West, 292 feet, passing a rock on the right bank of the creek at 15 feet, to the point of beginning, and containing 1.7 acres, more or less, subject to such rights as may be vested in the county or state to rights of way for public roads.

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° 00' West.

Verayle Calhoun Franks and Inez Calhoun, two of the parties of the first part, acquired title to the above described tract of land by virtue of intestate succession as heirs at law of William Calhoun, who acquired title by virtue of the deed from County Board of Education, dated May 10, 1917, and recorded in Book 46, Page 176, and the deed from Z. V. Calhoun et ux, dated October 18, 1927, and recorded in Book 54, Page 435, both of said deeds being recorded in the office of the Register of Deeds of Swain County, North Carolina.

The above conveyance is made subject to the unassigned dower of Nora Lee Calhoun.

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.

Verayle Calhoun Franks (SEAL)
Verayle Calhoun Franks

Gwin D. Franks (SEAL)
Gwin D. Franks

Inez Calhoun (SEAL)
Inez Calhoun