

## TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$2.75)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 14 day of January, 1944, by and between

DEE CABLE and wife, POLLY M. CABLE,

of the County of Swain and State of North Carolina, as part ies  
 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 FOUR HUNDRED EIGHTY-THREE and 86/100 Dollars (\$2,483.86)  
 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  
 Hazel Creek, approximately 1/2 mile west of its confluence with Proctor's Mill Creek, and more particularly  
 described as follows:

Beginning at a point in the center line of a drain and at the nose of a ridge, a corner of the lands of J. R. Bradshaw, and the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs' line and the top of a ridge as it meanders approximately along a bearing and distance of N. 3° 00' W., 1680 feet to a point, a corner of the lands of the J. E. Coburn Heirs, and the P. F. Myres Heirs; thence leaving the ridge and with the P. F. Myres Heirs' line N. 54° 00' E., 1220 feet to a point, a corner of the lands of the P. F. Myres Heirs, and A. J. Watkins; thence with A. J. Watkins', and Ed Cable's line S. 39° 00' E., 1080 feet, passing a 6 inch dogwood tree at 110 feet, to a point in the center line of a road; thence with Ed Cable's line and the center line of the road as it meanders approximately along a bearing and distance of N. 42° 00' E., 880 feet to a point in the center line of Proctor's Mill Creek witnessed by a locust stump; thence with Ed Cable's, and J. R. Bradshaw's line and the center line of the creek as it meanders downstream approximately 290 feet to a point at the mouth of a drain witnessed by a maple stump; thence with J. R. Bradshaw's line and the center line of the drain as it meanders upstream approximately along a bearing and distance of S. 49° 30' W., 3160 feet to the point of beginning, and containing 56. 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 Geodetic Survey. The central meridian for this coordinate system is located at Longitude 79° 00' W.

Being the same property conveyed to Dee Cable and wife, Polly Cable, parties of the first part, by deed from Robert Hughes, dated June 16, 1939, and recorded in Deed Book 62, page 624, in the office of the Register of Deeds for Swain County, North Carolina.

It is understood and agreed that the parties of the first part grant and convey that portion of the above described tract of land which lies within State Grant 3709 subject to such right, title, and interest in and to the minerals as may be outstanding in third parties by virtue of the reservation contained in those certain deeds from Wm. Proctor, and J. W. Welch and wife, Catherine Welch, to James Proctor, recorded in Deed Book 10, pages 488 and 372, respectively, in the office of the Register of Deeds for Swain County, North Carolina. And the parties of the first part, for the consideration herein set out, hereby convey any and all right, title, and interest which they may now have, or may hereafter have, in and to the minerals contained in the above described tract of land by way of reversion, remainder, adverse possession, prescription, or otherwise.

The Polly M. Cable who is named as one of the first parties in this deed is one and the same person as the Polly Cable who was named as grantee in the deed of record in Deed Book 62, page 624, 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 them selves, 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 seal this the day, month and year above written.

(Seal)

(Seal) s/ Dee Cable

(Seal)

(Seal)

(Seal) DEE CABLE

(Seal)

(Seal)

(Seal) s/ Polly M. Cable

(Seal)

(Seal)

(Seal) POLLY M. CABLE

(Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County and said State, do hereby certify that DEE CABLE and POLLY M. CABLE, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Polly M. Cable wife of Dee Cable 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 14th day of Jan., 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) Crawford Pearson, Notary Public

My commission expires: 5-3-45

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 14 day of January, A. D., 1944.

H. J. Truett, Clerk Superior Court

Filed for registration on the 14th day of Jan., 1944, at 4:05 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 15 day of January, 1944, at 9:45 o'clock A. M. in Book 67 of Deeds, and Page 156, etc.

*DP Welch*  
Deputy Register of Deeds.  
Swain County, N.C.