

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

STATE OF NORTH CAROLINA—SWAIN COUNTY

(DOCUMENTARY STAMPS ATTACHED \$6.60)

THIS DEED, Made this 21st day of December, 1943, by and between

JAMES R. BRADSHAW and wife, AIRE BRADSHAW,

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 FIVE THOUSAND FIVE HUNDRED THIRTY-NINE AND 32/100 Dollars (\$5,539.32) 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 2000 feet 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 the J. E. Coburn Heirs, and Dee Cable et ux; thence with Dee Cable's line and the center line of the drain as it meanders downstream approximately along a bearing and distance of North 49° 30' East, 3160 feet to a point in the center line of Proctor's Mill Creek witnessed by a maple stump; thence with the center line of the creek as it meanders upstream approximately 80 feet to a point, a corner of the lands of Dee Cable et ux, and Ed Cable; thence leaving the creek and with Ed Cable's line North 50° 00' East, 30 feet to a 16 inch spanish oak tree on the south edge of the Possum Hollow Road; thence North 5° 00' West, 70 feet to a point at the top of Bearpen Ridge; thence with the top of the ridge as it meanders in a northerly direction approximately 480 feet to a 20 inch pine tree, a corner of the lands of Ed Cable, and L. B. Calhoun; thence leaving the ridge and with L. B. Calhoun's line South 73° 00' East, 480 feet to a point in the center line of Hickory Bottom Branch witnessed by an 8 inch holly tree, a corner of the lands of L. B. Calhoun, and W. A. Franklin; thence with W. A. Franklin's line and the center line of the branch as it meanders downstream approximately 540 feet to a point in the center line of the Possum Hollow Road; thence with the center line of the road as it meanders in a southeasterly direction approximately 100 feet to a point, a corner of the lands of W. A. Franklin, and J. S. Farley; thence leaving the road and with J. S. Farley's line South 9° 00' East, 65 feet to a point; thence with a line marked by a fence for a portion of its length South 52° 00' West, 125 feet, crossing Proctor's Mill Creek, to a point in the center line of Jim Branch; thence with the center line of Jim Branch as it meanders upstream approximately 1810 feet to a point at the nose of a ridge witnessed by a hickory tree, a corner of the lands of J. S. Farley, and the Bland W. Coburn Heirs; thence with the Bland W. Coburn Heirs', and the J. E. Coburn Heirs' line and the top of a ridge as it meanders in a general westerly direction approximately along the following bearings and distances: South 49° 00' West, 460 feet, South 61° 00' West, 490 feet, South 40° 00' West, 320 feet to a stake, North 63° 00' West, 320 feet, North 83° 30' West, 485 feet, North 65° 00' West, 335 feet to the point of beginning, and containing 57. acres, more or less, subject to such rights as may be vested in the county or state to rights of way to a county type state 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° 00' West.

The above described land was acquired by James R. Bradshaw and J. R. Bradshaw, who is the same person as James R. Bradshaw, by deed from J. E. Coburn and wife, recorded in Book 52, Page 21; deed from W. A. Franklin and wife, recorded in Book 47, Page 466; deed from J. S. Farley and wife, recorded in Book 47, Page 337; and deed from J. S. Farley and wife, recorded in Book 55, Page 576.

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 R. Bradshaw (Seal)
James R. Bradshaw (Seal)
(Seal) (Seal) s/ Aire Bradshaw (Seal)
Aire Bradshaw (Seal)
(Seal) (Seal) (Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County, N.C., do hereby certify that JAMES R. BRADSHAW and AIRE BRADSHAW, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Aire Bradshaw, wife of James R. Bradshaw, 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 21st day of December, A. D., 1943, and I hereby 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 30th day of December, A.D., 1943.

H. J. Truett, Clerk Superior Court

Filed for registration on the 30th day of December, 1943, at 10:17 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 30 day of December, 1943, at 5:00 o'clock P.M. in Book 67 of Deeds, and Page 150, etc.

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