

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$1.65)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 25 day of January, 1944, by and between

SPURGEON HALL and wife, NOLA L. HALL,

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 part ies of the first part, in consideration of the sum of ONE THOUSAND THREE HUNDRED FOURTEEN AND 95/100 Dollars (\$ 1,314.95) to them paid by the party of the second part, the receipt of which is hereby acknowledged, ha ve 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 3/4 mile northeast of Calhoun Island, and more particularly described as follows:

Beginning at a 24 inch black oak tree at the top of Chessquaw Ridge, a corner of the lands of T. W. Cable et ux, and the James W. Mitchel Heirs; thence with the James W. Mitchel Heirs' line S. 1° 30' E., 1020 feet to a hickory tree; thence S. 6° 00' W., 280 feet to an 8 inch black jack snag at the top of a ridge; thence with the top of the ridge as it meanders approximately along a bearing and distance of S. 47° 30' W., 620 feet to a point (prev. desc. as a pipe and an 8 inch spanish oak tree), a corner of the lands of the James W. Mitchel Heirs, and the Nantahala Power & Light Company; thence leaving the ridge and with the Company's line S. 55° 57' W., 192 feet to a point (prev. desc. as a 12 inch spanish oak tree); thence S. 83° 25' W., 161 feet to a point (prev. desc. as a pipe and an 8 inch blackjack tree); thence N. 75° 56' W., 772 feet to a point (prev. desc. as a pipe and a 10 inch black jack tree); thence N. 16° 30' W., 493 feet to a point (prev. desc. as a pipe and a 24 inch black oak tree), a corner of the lands of the Nantahala Power & Light Company, and C. B. Calhoun; thence with C. B. Calhoun's line N. 41° 00' E., 520 feet to a pipe at the top of Chessquaw Ridge, a corner of the lands of C. B. Calhoun, M. T. Calhoun et ux, and Ella Cable; thence with Ella Cable's, and T. W. Cable et ux's line and the top of Chessquaw Ridge as it meanders in a northeast-erly direction approximately 1600 feet, passing a 20 inch post oak snag at approximately 1420 feet, to the point of beginning, and containing 42.9 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.

The above described tract of land was conveyed to Spurgeon Hall and wife, Nola Hall, first parties hereto, by deed from C. A. Cable and wife, Florey Cable, dated September 3, 1941, and recorded in Deed Book 64, page 291, in the office of the Register of Deeds for Swain County, North Carolina.

It is further understood and agreed that the parties of the first part grant and convey the above described tract of land 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 the deed from J. P. Calhoun et al to C. I. Calhoun, recorded in Deed Book 8, page 583, 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 Nola L. Hall who is named as one of the first parties in this deed is one and the same person as the Nola Hall who was named as one of the grantees in the deed of record in Deed Book 64, page 291, 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 part ies of the first part, for them sel ves , 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 ha ve 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 s this the day, month and year above written.

(Seal)	(Seal)	s/ Spurgeon Hall	(Seal)
(Seal)	(Seal)	SPURGEON HALL	(Seal)
(Seal)	(Seal)	s/ Nola L. Hall	(Seal)
(Seal)	(Seal)	NOLA L. HALL	(Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, H. J. Truett, Clerk Superior Court for said County and State, do hereby certify that SPURGEON HALL and NOLA L. HALL, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Nola L. Hall, wife of Spurgeon Hall, 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. Let the instrument with this certificate, be registered.

WITNESS my hand and official seal this 25th day of January, A. D., 1944

(SEAL AFFIXED)

H. J. Truett, Clerk Superior Court

Filed for registration on the 25 day of January, 1944, at 3:51 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 25 day of January, 1944, at 5:00 o'clock P. M. in Book 67 of Deeds, and Page 160, etc.

H. J. Truett
Deputy Register of Deeds
Swain County, N.C.