

TVA 1481

TENNESSEE VALLEY AUTHORITY (DOCUMENTARY STAMPS ATTACHED \$1.65)

Tract No. FR 1215

Map No. 33 R. 2

WARRANTY DEED

STATE OF NORTH CAROLINA

SWAIN COUNTY

THIS DEED, Made this 18th day of December, 1943, by and between JOHN BAXTER JONES and wife, MARTHA C. JONES, 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 ONE THOUSAND ONE HUNDRED TWELVE AND 25/100 Dollars (\$1,112.25) 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 the Little Tennessee River, approximately 1 1/2 miles south of the confluence of Pinnacle and Eagle Creeks, and more particularly described as follows:

Beginning at a 4 inch pine tree at the top of a ridge and in the east boundary line of the tract herein described, a corner to the land of W. L. Headrick et ux; thence with W. L. Headrick's line South 60° 00' East, 330 feet to a stake in the center line of a branch, a corner of the lands of W. L. Headrick et ux, and N. H. & H. C. Cable; thence with N. H. and H. C. Cable's line and the center line of the branch as it meanders downstream approximately along a bearing and distance of South 61° 00' West, 540 feet to a point witnessed by a 3 inch white oak tree and at the nose of a ridge, a corner of the lands of N. H. and H. C. Cable, and Lee Jones; thence with Lee Jones', Pit Rose et ux's, the North Carolina Exploration Company's, N. H. and H. C. Cable's, and W. L. Headrick et ux's line and the top of the ridge as it meanders approximately along the following bearings and distances: North 60° 00' West, 540 feet, North 12° 00' West, 960 feet to a 6 inch pine tree, North 8° 00' West, 440 feet, North 31° 00' East, 460 feet to a stake, North 44° 00' East, 350 feet to a stake, South 26° 00' East, 780 feet to an 18 inch pine tree, South 22° 00' East, 580 feet, South 13° 00' West, 630 feet to the point of beginning, and containing 34 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 United States Coast and Geodetic Survey. The central meridian for this coordinate system is located at Longitude 79° 00' West.

The above described tract of land was conveyed to Baxter Jones and wife, Martha Jones, who are the same persons as John Baxter Jones and Martha C. Jones, respectively, Parties of the First Part herein, by deed from J. G. Cable and wife, Tiny Cable, of record in Deed Book 55, page 231, in the Office of the Register of Deeds of 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 J. E. Coburn by virtue of the reservation contained in the deed from J. E. Corburn et ux to J. G. Cable, recorded in Deed Book 30, page 454, in the Office of the Register of Deeds of Swain County, North Carolina. And the Party of the First Part, for the considerations herein set out, hereby convey any and all right, title, and interest which they may now have or may hereinafter have, in and to the minerals contained in the above described tract of land by way of reversion, remainder, adverse possession, prescription, or otherwise.

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.