

TVA 1481

TENNESSEE VALLEY AUTHORITY

Tract No. FR-1216

Map No. 33 R.5

STATE OF NORTH CAROLINA
SWAIN COUNTY

(DOCUMENTARY STAMPS \$5.50 attached)

This Deed, Made this 17th day of April, 1944, by and between HARDY C. CABLE and LULA A. CABLE, his wife; NORMAN H. CABLE and ETHEL Q. CABLE, his wife; 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 Four Thousand Eight Hundred Fifty and 60/100 Dollars (\$4,850.60) 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 west of Proctor, and more particularly described as follows:

BEGINNING at a 24 inch hickory tree, a corner of the lands of the J. E. Coburn Heirs, and D. L. Cable, and the most westerly point of the tract herein described; thence with D. L. Cable's line N. 25° 00' E., 220 feet to a post, a corner of the lands of D. L. Cable, and Lee Jones; thence with Lee Jones' line N. 44° 00' E., 1540 feet, crossing Cable Branch at approximately 1200 feet, to a point in the center line of a branch witnessed by a 3 inch white oak tree, a corner of the lands of Lee Jones, and Baxter Jones et ux; thence with Baxter Jones', and W. L. Headrick et ux's line and the center line of the branch as it meanders upstream approximately along the following bearings and distances: N. 61° 00' E., 540 feet to a stake, N. 2° 00' E., 1260 feet to a stone; thence leaving the branch and with W. L. Headrick's line N. 20° 00' W., 140 feet to a 10 inch beech tree; thence S. 76° 00' W., 380 feet to an 18 inch pine tree at the top of a ridge, a corner of the lands of W. L. Headrick et ux, and Baxter Jones et ux; thence with Baxter Jones et ux's, the North Carolina Exploration Company's, the J. E. Coburn Heirs', Martin Cable's, and Earnest Hall et ux's line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 26° 00' W., 780 feet to a stake, N. 40° 00' E., 620 feet, N. 69° 00' E., 800 feet, S. 86° 00' E., 770 feet, S. 61° 00' E., 1050 feet, S. 34° 00' E., 960 feet, S. 11° 00' W., 860 feet to a stake, S. 54° 00' W., 1040 feet to a stake, N. 63° 00' W., 235 feet, S. 57° 00' W., 160 feet to a pine stump witnessed by a tree; thence leaving the ridge and with Earnest Hall's line S. 52° 00' W., 660 feet to a stake in the center line of a branch; thence with Earnest Hall's, and J. M. Maynor's line and the center line of the branch as it meanders downstream approximately along the following bearings and distances: S. 50° 00' W., 460 feet, S. 32° 00' W., 390 feet, S. 23° 00' W., 255 feet to a point in the center of Cable Branch; thence with J. M. Maynor's line and the center of Cable Branch as it meanders upstream approximately along a bearing and distance of N. 42° 00' W., 185 feet to a point; thence, leaving the branch, S. 45° 00' W., 100 feet to a point at the top of a ridge; thence with the top of the ridge as it meanders approximately along the following bearings and distances: S. 79° 00' W., 590 feet, S. 60° 00' W., 360 feet to a point, a corner of the lands of J. M. Maynor, and the J. E. Coburn Heirs; thence leaving the ridge and with the J. E. Coburn Heirs' line West, 220 feet to a point; thence S. 86° 00' W., 396 feet to the point of beginning, and containing 192 acres, more or less.

It is understood and agreed that this conveyance is made subject to such rights as may be vested in the county or state to rights of way for public roads, and to such rights as may be vested in third parties to the Cable Cemetery.

It is further 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 acquired by Hardy C. Cable and Norman H. Cable, two of the parties of the first part hereto, by virtue of the deed from J. G. Cable and wife, Tiny Cable, dated January 16, 1928, of record in Deed Book 55, page 190, 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 the above described tract of land subject to an undivided 1/2 interest in and to the minerals as may be outstanding in third parties by virtue of the reservation contained in the deed from J. E. Coburn and wife, Bland W. Coburn, to J. G. Cable, dated March 30, 1907, of record in Deed Book 30, page 454, 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.