

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 504-5 R. 11

(DOCUMENTARY STAMPS ATTACHED \$2.20)

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 7th day of December, 1943, by and between

MARTIN CABLE and wife, MARY CABLE

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 part ies of the first part, in consideration of the sum of ONE THOUSAND FIVE HUNDRED FOURTEEN AND 70/100 Dollars (\$1,514.70) 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 3/4 mile northwest of the State Highway No. 288 bridge across the creek, and more particularly described as follows:

BEGINNING at a point in the center line of Cable Branch witnessed by a 24 inch ash tree, a corner of the lands of J. E. Freeman, and Jim Maynor et ux, and the most southerly point of the tract herein described; thence with Jim Maynor's line and the center line of the branch as it meanders upstream approximately along the following bearings and distances:

North 48° 00' West, 235 feet, North 14° 00' East, 240 feet to a point, a corner of the lands of Jim Maynor et ux, and J. M. Maynor; thence leaving the branch and with J. M. Maynor's line North 88° 00' East, 75 feet to a stake at the top of a ridge; thence with J. M. Maynor's, Earnest Hall et ux's, N. H. & H. C. Cable's, and the J. E. Coburn Heirs' line and the top of a ridge as it meanders approximately along the following bearings and distances:

North 19° 00' East, 470 feet, North 8° 00' West, 455 feet to a 10 inch black oak tree, North 38° 30' East, 1225 feet to a stake, North 54° 00' East, 1040 feet to a stake, South 46° 00' East, 240 feet, South 21° 30' West, 960 feet, South 48° 00' West, 970 feet, South 32° 30' West, 1270 feet to a point, a corner of the lands of the J. E. Coburn Heirs, and J. E. Freeman; thence leaving the ridge and with J. E. Freeman's line South 50° 00' West, 125 feet to the point of beginning, and containing 41.9 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' West.

The above described land was acquired by the parties of the first part by deed from Arthur Wadkins and wife, Dora Wadkins, dated November 7, 1932, and recorded in Book 57, Page 403, in the office of the Register of Deeds of 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 such right, title, and interest in and to the minerals as may be outstanding in third parties by virtue of the reservation contained in that certain deed from J. E. Coburn and wife, Bland W. Coburn, to J. G. Cable, recorded 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 considerations 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.

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 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 seals this the day, month and year above written.

Witnesses to signature by mark of

Martin Cable:

(Seal) (Seal) s/ Martin (x) Cable (Seal)

his mark

Martin Cable

(Seal) Clarence P. Garrett,

(Seal) (Seal)

Bryson City, N. C.

(Seal) Marie Grafton,

(Seal) (Seal)

Bryson City, N. C.

s/ Mary Cable

Mary Cable

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, Clerk Superior Court for said County and State, do hereby certify that MARTIN CABLE and MARY CABLE his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said MARY CABLE wife of MARTIN 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. Let the instrument, with this certificate, be registered.

WITNESS my hand and official seal this 7th day of December, A. D., 1943.

H. J. Truett
Clerk Superior Court

(SEAL AFFIXED.)

Filed for registration on the 7th day of Dec., 1943, at 11:37 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 7 day of December, 1943, at 1:20 o'clock P. M. in Book 67 of Deeds, and Page 120, etc.

H. J. Truett

Deputy Register of Deeds
Swain County, N. C.