

Filed for registration on the 27 day of Jan., 1944, at 9:15 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 27 day of January, 1944, at 4:00 o'clock, P. M., in Book 68 of Deeds, and Page 389, etc.

H. R. Welch
Deputy Register of Deeds
Swain County, North Carolina

TENNESSEE VALLEY AUTHORITY
WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$.55)
FR-1234
Map 36 R.2

STATE OF NORTH CAROLINA
SWAIN COUNTY

THIS DEED, Made this 19th day of Jan., 1944, by and between DAVID BALL and wife, FERRIE BALL, of the County of Buncombe 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 HUNDRED SIXTY-SEVEN AND 20/100 Dollars (\$467.20) 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 Tuckasegee River, approximately 3/4 mile southwest of the confluence of Indian Creek and Moland Creek, and more particularly described as follows:

Beginning at a chestnut stump at the top of a ridge, a corner of the lands of Rubin Ball et ux, Reuben Ball et ux, and the Phoebe Jane Bowers Heirs; thence with the Phoebe Jane Bowers Heirs' line N. 50° 00' W., 835 feet to a 14 inch mountain oak tree, a corner of the lands of the Phoebe Jane Bowers Heirs, and Phillip G. Rust; thence with Phillip G. Rust's line N. 84° 00' E., 875 feet to a stake at the top of a ridge, a corner of the lands of Phillip G. Rust, A. E. Bradshaw, and Rubin Ball et ux; thence with Rubin Ball's line and the top of the ridge as it meanders approximately along the following bearings and distances: S. 12° 00' W., 455 feet to a 10 inch black gum tree; S. 36° 00' W., 230 feet to the point of beginning, and containing 7.6 acres, more or less.

It is understood and agreed that this conveyance is made subject to such rights or easements reserved to the Harris-Woodberry Lumber Company by deed dated September 8, 1921, and recorded in Book 49, page 440, in the office of the Register of Deeds of Swain County, North Carolina, as may affect the described premises.

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 conveyed to Dave Ball and wife, Fairie Ball, first parties hereto, by deed from John Birchfield and Addie Birchfield, dated November 2, 1936, recorded in Deed Book 62, page 219, in the office of the Register of Deeds of Swain County, North Carolina.

The David Ball and wife, Ferrie Ball, who are named as first parties in this deed, are the same persons as the Dave Ball and wife, Fairie Ball, who were named as grantees in the Deed of record in Deed Book 62, page 219, in the office of the Register of Deeds of Swain County, North Carolina.

The undersigned, ADDIE BOWERS LEQUIRE and husband, JOHN LEQUIRE, for a valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, join in the execution of this instrument for the purpose of ratifying and confirming the deed from John Birchfield and Addie Birchfield to Dave Ball and wife, Fairie Ball, first parties hereto, dated November 2, 1936, recorded in Deed Book 62, page 219, in the office of the Register of Deeds of 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 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.

s/ David Ball (SEAL)
DAVID BALL
s/ Ferrie Ball (SEAL)
FERRIE BALL