

## TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$.55)

STATE OF NORTH CAROLINA—SWAIN COUNTY  
THIS DEED, Made this 29th day of December, 1943, by and between

JOHN BUCHANAN and wife, MYRTLE R. BUCHANAN,

of the County of Swain and State of North Carolina, as parties of the first part, in consideration of the sum of TWO HUNDRED FORTY-ONE AND NO/100- Dollars (\$ 241.00) 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 1 1/4 miles northwest of its confluence with Proctor's Mill Creek, and more particularly described as follows:

Beginning at a point in the center line of a road, a corner of the lands of the J. E. Coburn Heirs, and L. N. Hickerson, the said point being South 7° 00' West, 60 feet from a 20 inch white oak tree which is a common corner of the lands of the J. E. Coburn Heirs, Jeff Hughes, and L. N. Hickerson; thence with L. N. Hickerson's line and the center line of the road as it meanders approximately along a bearing and distance of South 58° 00' East, 330 feet to a point in the center line of Shehan Branch, a corner of the lands of L. N. Hickerson, and the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs' line and the center line of the branch as it meanders upstream approximately 320 feet to a point; thence, leaving the branch, North 5° 00' East, 55 feet, passing a poplar stump at 10 feet, to the point of beginning, and containing 0.4 acre, more or less, subject to such rights as may be vested in the county or state to the Shehan Branch Road.

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 John H. Buchanan, who is the same person as John Buchanan, one of the parties of the first part herein, by deed from L. N. Hickerson and wife, dated May 4, 1943, and recorded in Book 65, Page 5, 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 deed from J. E. Coburn to G. J. Buchanan, recorded in Book 32, Page 551, and the deed from G. W. Gunter to L. D. Rogers, recorded in Book 42, Page 203, in the office of the Register of Deeds of Swain County, North Carolina. And the parties of the first part, for the consideration herein set out, 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 parties 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.

(Seal)	(Seal)	s/ <u>John Buchanan</u>	(Seal)
(Seal)	(Seal)	<u>John Buchanan</u>	(Seal)
(Seal)	(Seal)	s/ <u>Myrtle R. Buchanan</u>	(Seal)
(Seal)	(Seal)	<u>Myrtle R. Buchanan</u>	(Seal)

## STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County, N.C., do hereby certify that JOHN BUCHANAN and MYRTLE R. BUCHANAN, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Myrtle R. Buchanan, wife of John Buchanan, 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.

WITNESS my hand and official seal this 29th day of December, A.D., 1943, and I hereby certify that by virtue of Section 3176 N.C. Code, I am qualified to act in all counties of the State of North Carolina.  
(SEAL AFFIXED)

Crawford Pearson, Notary Public

My commission expires: 5-3-45

## STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Crawford Pearson a Notary Public of Graham County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 30th day of December, A.D., 1943.

H. J. Truett, Clerk Superior Court

Filed for registration on the 30th day of December, 1943, at 10:15 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 30 day of December, 1943, at 4:30 o'clock P.M. in Book 67 of Deeds, and Page 119, etc.

*D R Welch*  
Deputy Register of Deeds.  
Swain County, N.C.