

## TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 36 R.4

DOCUMENTARY STAMPS 55¢ attached.

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 2 day of March, 1944, by and between DEWEY J. HALL, unmarried, of the County of Haywood and State of North Carolina, and Jephthia M. Allen, as Guardian of Hammie Hall, incompetent and unmarried,

of the County of Swain and State of North Carolina, as parties of the first part, in consideration of the sum of ONE HUNDRED SEVENTY AND NO/100 Dollars----- ~~Balance~~ (\$170.00) 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 the Tuckasegee River, approximately 2 miles southwest of the confluence of Indian and Noland Creeks, and more particularly described as follows:

BEGINNING at a stake at the top of Tunnel Ridge, a corner of the lands of Hampton Cole, and Phillip G. Rust, and the most northerly point of the tract herein described; thence with Phillip G. Rust's line S. 63° 00' E., 470 feet to a point, a corner of the lands of Phillip G. Rust, and E. O. & A. J. Hall; thence with E. O. & A. J. Hall's line S. 48° 00' W., 1315 feet to a point; thence S. 87° 00' W., 49 feet to a point at the top of a ridge, a corner of the lands of E. O. & A. J. Hall, W. H. & Julian Cole, and Hampton Cole; thence with Hampton Cole's line and the top of the ridge as it meanders approximately along a bearing and distance of N. 29° 00' E., 1210 feet to the point of beginning, and containing 8.0 acres, more or less.

It is understood and agreed that the bearings given in the above description are based on the North Carolina States 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.

Title to the above described tract of land was acquired by Dewey J. Hall, who is the same person as Dewey Hall, and Hammie Hall, as sole devisees under the Will of A. J. (Andrew J.) Hall, deceased, which Will appears of record in Will Book 2, page 114, in the office of the Clerk Superior Court, 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 1/12 interest in and to the minerals as may be outstanding in third parties by virtue of intestate succession as heirs of William N. Cooper, deceased, the said William N. Cooper having acquired the same by virtue of deed from John B. Allison, recorded in Deed Book 3, page 233, 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.

This deed is executed by Jephthia M. Allen, as Guardian of Hammie Hall, an incompetent, pursuant to the authority vested in him by virtue of Special Proceedings "In the Matter of Dewey J. Hall, and Jephthia M. Allen, in behalf of his ward, Hammie Hall, ex parte" before the Clerk of the Superior Court of Swain County, North Carolina, and Decree of Clerk entered therein, dated the 7 day of March, 1944, together with the Confirmation of the Resident Judge of the 20th Judicial District of North Carolina, dated the 7 day of March, 1944, all of which are of record in Special Proceedings Docket No. 4, page 544, in the office of the Clerk of the Superior Court 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.

(Seal)

(Seal)

Dewey J. Hall

(Seal)

Dewey J. Hall

(Seal)

(Seal)

Jephthia M. Allen

(Seal)

(Seal)

(Seal)

Jephthia M. Allen, as

(Seal)

(Seal)

(Seal)

Guardian of Hammie Hall,

(Seal)

an incompetent

STATE OF NORTH CAROLINA, HAYWOOD COUNTY

I, Crawford Pearson, a Notary Public in and for Graham County and said State, do hereby certify that Dewey J. Hall, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official seal this 2nd day of March, A.D., 1944, and I 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) My commission expires: 5-3-45 Crawford Pearson, Notary Public

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court for Swain County and said State, do hereby certify that Jephthia M. Allen, as Guardian of Hammie Hall, incompetent and unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Let the instrument, with this certificate, be registered. WITNESS my hand and official seal this 11 day of March, A.D., 1944.

H. J. Truett

Clerk Superior Court

(Seal affixed)

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 11 day of March, A.D., 1944. H. J. Truett, Clerk Superior Court

Filed for registration on the 11 day of March, 1944, at 1:50 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 114 day of March, 1944, at 11:30 o'clock A. M. in Book 67 of Deeds, and Page 194, etc.

D. R. Welch

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