

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 504-35 R.3

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 24th day of June, 1944, by and between

(DOCUMENTARY STAMPS 55¢ Attached)

TEXAS COLE, unmarried

of the County of Swain and State of North Carolina, as party of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said party of the first part, in consideration of the sum of ONE HUNDRED FORTY-NINE AND 30/100 Dollars (\$149.30) to her paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does 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 1-1/2 miles northwest of the mouth of Forney's Creek, and more particularly described as follows:

BEGINNING at a fence post, a corner of the lands of the J. E. Coburn Heirs, and Texas Cole, and the most southerly point of the tract herein described; thence with the line claimed by the J. E. Coburn Heirs as their boundary line and with a fence line N. 29° W., 825 feet to a white oak stump; thence, leaving the fence line, N. 55° E., 610 feet to a white oak stump, a corner of the lands of Texas Cole, and the J. E. Coburn Heirs; thence with the line claimed by Texas Cole as her boundary line S. 5° W., 1060 feet to the point of beginning, and containing 5.6 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' W.

The above described tract of land was conveyed to Texas Cole by deed from W. B. Cole to Texas Cole, dated March 28, 1929, recorded in Book 55, page 452, in the office of the Register of Deeds for 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 party of the first part, for her self, her heirs, successors, administrators and assigns, covenants with the said party of the second part, its successors and assigns that she is seized of said land and premises in fee, and has right to convey the same in fee simple; that the same are free and clear from all encumbrances and that she will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal this the day, month and year above written.

(Seal)	(Seal)	Texas Cole
(Seal)	(Seal)	Texas Cole
(Seal)	(Seal)	(Seal)
(Seal)	(Seal)	(Seal)

STATE OF NORTH CAROLINA, JACKSON COUNTY

I, James Denman, a Notary Public for Clay County and in and for the State and County aforesaid, do hereby certify that TEXAS COLE, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. I further certify that I am qualified in all counties of North Carolina under Section 3176, N.C. Code.

Witness my hand and official seal this 24th day of June, A.D., 1944.
(Seal affixed) My commission expires: Oct. 6, 1945

James Denman, Notary Public

STATE OF NORTH CAROLINA, SWAIN COUNTY

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

Witness my hand this 24th day of June, A.D., 1944.

H. J. Truett,
Clerk Superior Court

Filed for registration on the 24 day of June, 1944, at 2:50 o'clock, P.M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 27 day of June, 1944, at 9:00 o'clock A.M. in Book 67 of Deeds, and Page 233, etc.



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