

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map 13 R. 5

STATE OF NORTH CAROLINA-SWAIN COUNTY

(DOCUMENTARY STAMPS ATTACHED \$.55)

THIS DEED, Made this 20 day of November, 1943, by and between

TISHUE SIZEMORE, unmarried,

of the County of Swain and State of North Carolina, as part y 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 TWO HUNDRED THIRTY-SEVEN and 95/100 - - - - - Dollars (\$237.95 ) 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 doth grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, its successors and assigns, an undivided 1/5 interest in 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 Little Tennessee River, approximately 1 3/4 miles west of the Bushnell Depot, and more particularly described as follows:

BEGINNING at a point in the center line of Chambers Creek at the mouth of a drain, a corner of the lands of S. C. Welch et al, and W. W. Crisp; thence with W. W. Crisp's line and the center line of the drain as it meanders upstream approximately along the following bearings and distances: North 20° 00' East, 240 feet; North 32° 00' West, 190 feet; North 4° 00' East, 765 feet; North 12° 00' West, 910 feet to a point witnessed by a 14 inch hickory tree, a corner of the lands of W. W. Crisp, and Martha Jane Anthony; thence, leaving the drain and with Martha Jane Anthony's line, South 51° 00' East, 920 feet to a point, a corner of the lands of Martha Jane Anthony, and Roxie McClure; thence with Roxie McClure's line South 80° 00' East, 800 feet to a point, a corner of the lands of Roxie McClure, and the J. H. Sizemore Heirs; thence with the J. H. Sizemore Heirs' line South 54° 30' West, 1080 feet to a white oak tree at a fence corner; thence with a fence line South 27° 00' East, 425 feet to a fence angle; thence South 24° 00' East, 395 feet to a fence corner; thence North 71° 00' East, 45 feet to a fence angle; thence, leaving the fence line, South 18° 00' East, 15 feet, crossing Chambers Creek, to a point; thence South 71° 00' West, 45 feet to a point; thence North 21° 00' West, 5 feet to a point in the center line of Chambers Creek; thence with the center line of the creek as it meanders downstream approximately 80 feet to a point; thence, leaving the creek, South 40° 00' East, 90 feet to a point on the south edge of a public road; thence South 46° 00' East, 240 feet to an 8 inch chestnut stump by The Spruce Pine Spring and at the top of a ridge, a corner of the lands of the J. H. Sizemore Heirs, and Luther Anthony; thence with Luther Anthony's line South 53° 30' West, 55 feet to a point in the center line of Moon Branch; thence with the center line of the branch as it meanders upstream approximately 830 feet to a point witnessed by a 12 inch dogwood tree, a corner of the lands of Luther Anthony, and Fred Estes; thence with Fred Estes' line South 54° 00' West, 540 feet to a chestnut stump, a corner of the lands of Fred Estes, and the Nantahala Power & Light Company; thence with the said Company's line South 34° 22' West, 86 feet to a point, a corner of the lands of the Nantahala Power & Light Company, and S. C. Welch et al; thence with S. C. Welch's line North 42° 00' West, 1215 feet to a point at the end of a stone fence; thence with the stone fence for the first approximate 360 feet, North 28° 00' West, 410 feet, crossing a public road at approximately 380 feet, to the point of beginning, and containing 49.3 acres, more or less, subject to such rights as may be vested in the county or state to a road which leads up Chambers Creek affecting approximately 1.1 acres.

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.

An undivided one-fifth interest in the above tract of land was acquired by Tishue Sizemore as survivor by the entirety under a deed from Flora Wiggins and husband to J. H. Sizemore and wife, Tishue Sizemore, dated November 23, 1927, and recorded in Book 55, Page 131, in the office of the Register of Deeds of Swain County, North Carolina; an undivided one-fifth interest was acquired by Luther Anthony under a deed from Melvin Lequire et al, dated July 22, 1925, and recorded in Book 52, Page 222, in said office of Register of Deeds; and an undivided one-fifth interest was inherited by Victoria Anthony as an heir at law of E. S. Sizemore, deceased, who died seized and possessed of said tract under a deed from E. C. Simpkins and wife, dated October 2, 1909, and recorded in Book 34, Page 134, in said office of Register of Deeds.

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 y of the first part, for herself, her heirs, successors, administrators and assigns, covenant s with the said party of the second part, its successors and assigns that she is seized of said land and premises in fee, and ha s 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 ha s hereunto set her hand and seal this the day, month and year above written.

(Seal)	Witness as to signature and mark	(Seal)	s/ Tishue (x) Sizemore	(Seal)
(Seal)	Clarence P. Garrett, Bryson City	(Seal)	Tishue Sizemore	(Seal)
(Seal)	N. C.	(Seal)		(Seal)
(Seal)	Crawford Pearson, Bryson City	(Seal)		(Seal)
(Seal)	N. C.	(Seal)		(Seal)

STATE OF NORTH CAROLINA  
SWAIN COUNTY

I, Crawford Pearson, a Notary Public, in and for Graham County, N. C., do hereby certify that Tishue Sizemore, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 20 day of Nov., A. D., 1943.  
(SEAL AFFIXED.) Crawford Pearson  
My commission expires: 5-3-45 Notary Public

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Crawford Pearson, a Notary Public of Graham County, N. C. authorized to take acknowledgments in Swain County under Section 3176, N. C. Code; attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 22 day of November, A. D., 1943.

H. J. Truett  
Clerk Superior Court.

Filed for registration on the 22nd day of November, 1943, at 9:25 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 22 day of November, 1943, at 1:55 o'clock P.M. in Book 67 of Deeds, and Page 105, etc.

*rd 19 Welch*

Deputy Register of Deeds.  
Swain County, N. C.