

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 6 R.8

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 7th day of April

, 1944, by and between

DOCUMENTARY STAMPS attached \$6.05

MAGGIE CABLE, 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 **FIVE THOUSAND FORTY-FOUR AND 96/100----- Dollars (\$ 5,044.96)** 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 do **es** 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 Forney's Creek Township of Swain County, State of North Carolina, on the right side of the Little Tennessee River, approximately 1-1/4 miles south of Proctor, and more particularly described as follows:

BEGINNING at a 24 inch hickory tree, a corner of the lands of the J. E. Coburn Heirs, and the G. S. Cable Heirs, and the most northerly point of the tract herein described; thence with the G. S. Cable Heirs' line along the following bearings and distances: S. 14° 00' E., 650 feet; S. 41° 00' W., 280 feet; S. 6° 00' E., 535 feet; S. 25° 00' E., 425 feet to a 15 inch white oak tree in a fence line, a corner of the lands of the G. S. Cable Heirs, and M. M. Rose; thence with M. M. Rose's line and the fence line along the following bearings and distances: S. 40° 00' W., 285 feet to a walnut tree; S. 21° 00' W., 135 feet; S. 35° 00' W., 330 feet; S. 27° 00' W., 90 feet to an 8 inch maple tree at a fence intersection, a corner of the lands of M. M. Rose, and T. J. Hall; thence with T. J. Hall's line and a fence line along the following bearings and distances: N. 63° 00' W., 190 feet to a 10 inch post oak tree; S. 81° 00' W., 645 feet to a spanish oak tree S. 21° 00' W., 615 feet; S. 52° 00' W., 310 feet to a white oak stump at the end of the fence; thence with a line marked by hacked trees for a portion of its length S. 22° 00' E., 410 feet to a point, a corner of the lands of T. J. Hall, and Z. B. Turpin; thence with Z. B. Turpin's line S. 47° 00' W., 325 feet to a point (prev. desc. as an iron pipe). a corner of the lands of Z. B. Turpin, and the Nantahala Power & Light Company; thence with the Company's line along the following bearings and distances: S. 46° 47' W., 267 feet to a point (prev. desc. as an iron pipe); N. 68° 00' W., 175 feet to a point (prev. desc. as an iron pipe); N. 59° 25' W., 79 feet to a point (prev. desc. as an iron pipe); N. 64° 19' W., 185 feet, crossing State Highway No. 288 at approximately 40 feet, to a point, a corner of the lands of the Nantahala Power & Light Company, and the John B. Cable Jr. Heirs; thence with the John B. Cable Jr. Heirs' line N. 19° 00' E., 200 feet, crossing Slick Rock Branch at approximately 100 feet and State Highway No. 288 at approximately 170 feet, to a point in a fence line at the top of a ridge; thence with the fence line and the top of the ridge, as it meanders approximately along the following bearings and distances: N. 19° 00' E., 410 feet; N. 7° 00' E., 420 feet; N. 31° 00' E., 280 feet to a 10 inch sourwood tree; thence leaving the fence line, along the following bearings and distances: N. 46° 00' E., 270 feet to a 10 inch white oak tree; N. 5° 00' W., 770 feet to a 12 inch white oak tree; N. 56° 00' W., 290 feet to an iron pipe; S. 76° 00' W., 240 feet to a stone, a corner of the lands of the John B. Cable Jr. Heirs, and the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs' line along the following bearings and distances: N. 19° 00' E., 385 feet; N. 60° 00' E., 2360 feet to the point of beginning, and containing 104 acres, more or less.

It is understood and agreed that this conveyance is made subject to such rights as may be vested in the county or state to State Highway No. 288, which affects approximately 0.5 acre, and to such rights as may be vested in third parties to the Cable Cemetery, which affects approximately 0.7 acre.

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 acquired by the party of the first part hereto by virtue of the deed from J. B. Cable et ux, recorded in Book 57, page 186, and the deed from W. D. Cable et ux, recorded in Book 39, page 483 in the office of the Register of Deeds for Swain County, North Carolina, to G. S. Cable and wife, Maggie Cable, the said G. S. Cable being now deceased.

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, 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 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)	s/ Maggie Cable	(Seal)
(Seal)	(Seal)	Maggie Cable	(Seal)
(Seal)	(Seal)		(Seal)
(Seal)	(Seal)		(Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court in and for the State and County aforesaid, do hereby certify that Maggie Cable, 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 7th day of April, A.D., 1944.

H. J. Truett

(Seal affixed)

Clerk Superior Court

Filed for registration on the 7 day of April, 1944, at 12:15 o'clock P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 11 day of April, 1944, at 2:20 o'clock P. M., in Book 67 of Deeds, and Page 209, etc.

H. J. Truett

D. R. Welch, Deputy

Register of Deeds,
Swain Co., N.C.