

0036

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

MAP NO. 6 R. 5
Documentary Stamps
attached \$2.75STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 10th day of June

, 1943, by and between THOMAS J. HALL and wife, MAGGIE TAYLOR

HALL,

of the County of **Swain** and State of **North Carolina**, as parties
of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said parties of the first part, in
consideration of the sum of **TWO THOUSAND FOUR HUNDRED FOURTEEN AND 11/100** - - - - - Dollars (\$ 2414.11)
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 Little Tennessee River, approximately 1 mile Northwest of the mouth of Calhoun (Ekanetelee) Branch, and more
particularly described as follows:

Beginning at a spanish oak tree at a fence angle, a corner to the land of G. S. Cable et ux, and the most
northwesterly point of the tract herein described; thence with G. S. Cable's line and a fence line North 81° 00'
East, 645 feet to a 10 inch post oak tree at a fence angle; thence South 63° 00' East, 190 feet to an 8 inch
maple tree at a fence intersection, a corner of the lands of G. S. Cable et ux, and M. M. Rose; thence with M. M.
Rose's line and a fence line South 10° 00' West, 180 feet to a fence angle; thence, leaving the fence line, South
80° 00' East, 495 feet to a 5 inch post oak tree at the top of a ridge; thence with the top of the ridge as it
meanders approximately along the following bearings and distances: North 78° 00' East, 400 feet; South 60° 00'
East, 105 feet to a pine tree, a corner of the lands of M. M. Rose, and J. C. Millsaps; thence with J. C. Millsaps'
line and the top of the ridge as it meanders approximately along the following bearings and distances: South 49°
00' West, 800 feet; South 65° 00' West, 185 feet to a point, a corner of the lands of J. C. Millsaps, and Z. B.
Turpin; thence, leaving the top of the ridge, with Z. B. Turpin's line North 74° 00' West, 60 feet to an iron pin;
thence with a hacked line South 63° 30' West, 1270 feet to an iron pin; thence North 22° 00' West, 240 feet to a
point, a corner of the lands of Z. B. Turpin, and G. S. Cable et ux; thence with G. S. Cable's line and a line
marked by hacked trees North 22° 00' West, 410 feet to a white oak stump in a fence line; thence with the fence line
North 52° 00' East, 310 feet to a fence angle; thence N. 21° 00' East, 615 feet to the point of beginning, and
containing 36.8 acres, more or less, subject to such rights as may be outstanding in third parties to a community
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 meridien for this coordinate system is located at Longitude 79° 00' West.

The above described tract of land was conveyed to T. J. Hall by deed from W. D. Jones, recorded in Deed
Book 55, page 466, in the office of the Register of Deeds for Swain County, North Carolina.

Thomas J. Hall, one of the parties of the first part herein, hereby certifies that he is one and the same
person as T. J. Hall, grantee in the deed from W. D. Jones, recorded in Deed Book 55, page 466, records 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 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>Thomas J. Hall</u>	(Seal)
(Seal)	(Seal)	S/ <u>Thomas J. Hall</u>	(Seal)
(Seal)	(Seal)	S/ <u>Maggie Taylor Hall</u>	(Seal)
(Seal)	(Seal)	Maggie Taylor Hall	(Seal)
(Seal)	(Seal)	(Seal)	(Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, a Clerk of the Superior Court for said County and State, do hereby certify that Thomas J.
Hall and Maggie Taylor Hall, his wife, personally appeared before me this day and acknowledged the due execution of
the foregoing instrument; and the said Maggie Taylor Hall, wife of Thomas J. Hall, 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. Let the instrument and this certificate be registered.

WITNESS my hand and official seal this 10 day of June, A. D., 1943.

(Seal affixed)

H. J. Truett
Clerk of Superior Court,
Swain Co., N. C.

Filed for registration on the 10 day of June, 1943, at 2:55 o'clock, P. M., and registered in the
office of the Register of Deeds for Swain County, North Carolina, 10 day of June, 1943, at 4:15 o'clock
P. M. in Book 67 of Deeds, and Page 36, etc.

H. J. Truett
Deputy Register of Deeds.
Swain Co., N. C.