

## TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$2.75)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 15th day of July, 1943, by and between

PHILIP R. LOVIN, Individually, and P. R. LOVIN, as Legal Guardian for Zena C. Lovin, non compos mentis,

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 TWO THOUSAND THREE HUNDRED NINETY-FOUR AND 70/100 Dollars (\$2394.70) to him 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 Little Tennessee River, approximately 3/8 mile northeast of the mouth of Calhoun (Ekanetelee) Branch, and more particularly described as follows:

BEGINNING at a pine tree at the top of a ridge, a corner of the lands of H. H. Nelms, and M. T. Calhoun et ux, and the most northerly point of the tract herein described; thence with M. T. Calhoun's line and a hacked line at the top of the ridge as it meanders approximately along the following bearings and distances:

South 08° 00' East, 660 feet;

South 27° 00' East, 220 feet;

South 84° 00' East, 285 feet to a stone; thence, leaving the hacked line and the top of the ridge, South 53° 00' East, 130 feet to a cherry stump at the top of a ridge; thence with the top of the ridge as it meanders approximately along the following bearings and distances:

South 81° 00' East, 205 feet;

North 71° 00' East, 350 feet;

North 81° 00' East, 530 feet to a hickory tree; thence, leaving the top of the ridge, South 41° 00' East, 580 feet to a spanish oak snag at the top of a ridge, a corner of the lands of M. T. Calhoun et ux, and C. B. Calhoun; thence with C. B. Calhoun's line and the top of the ridge as it meanders approximately along the following bearings and distances:

South 42° 00' West, 670 feet to a hickory tree;

South 62° 30' West, 1470 feet to a point in the center line of a branch witnessed by a sourwood stump; thence with the center line of the branch as it meanders downstream approximately along the following bearings and distances:

North 73° 00' West, 450 feet;

South 70° 00' West, 120 feet to a stone; thence along the branch South 45° 00' West, 175 feet to a point (prev. desc. as an iron pipe), a corner of the lands of C. B. Calhoun, and the Nantahala Power &amp; Light Company; thence, leaving the branch, with the said Company's line North 02° 57' East, 618 feet to a point (prev. desc. as an iron pipe); thence North 44° 11' West, 239 feet to an iron pipe; thence North 09° 36' West, 312 feet to an iron pipe at the top of a ridge, a corner of the lands of the Nantahala Power &amp; Light Company, and C. I. Calhoun et ux; thence with C. I. Calhoun's and H. H. Nelms' line and the top of the ridge as it meanders approximately along the following bearings and distances:

North 52° 00' East, 360 feet to a pine stump;

North 31° 00' West, 470 feet to a pine stump;

North 14° 00' West, 160 feet;

North 22° 00' East, 250 feet;

North 55° 00' East, 600 feet to the point of beginning, and containing 73

acres, more or less, subject to such rights as may be vested in the county or state to a state road, second class, known as the Calhoun Branch 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 meridian for this coordinate system is located at Longitude 79° 00' West.

The above described tract of land was conveyed to P. R. Lovine and wife, T. E. Lovine, by deed from W. S. Calhoun and wife, Margie Calhoun, recorded in Book 45, page 301, in the office of the Register of Deeds of Swain County, North Carolina, and Philip R. Lovin, one of the grantors herein, hereby certifies that he is one and the same person as P. R. Lovin, one of the grantees in the deed above referred to, and that Zena C. Lovin is one and the same person as T. E. Lovine, the other grantees in the deed above referred to.

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 him self, his heirs, successors, administrators and assigns, covenant with the said party of the second part, its successors and assigns that he 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 he 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 his hand and seal this the day, month and year above written.

(Seal)

(Seal)

s/ Philip R. Lovin

(Seal)

Philip R. Lovin, Individually

(Seal)

(Seal)

(Seal)

s/ P. R. Lovin

(Seal)

P. R. Lovin, as Legal Guardian for

(Seal)

(Seal)

Zena C. Lovin, non compos mentis

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 Philip R. Lovin, Individually, and P. R. Lovin, as Legal Guardian for Zena C. Lovin, non compos mentis, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Let the instrument, and this certificate, be registered.

WITNESS my hand and official seal this 15 day of July, A. D., 1943.

H. J. Truett

Clerk Superior Court

(SEAL AFFIXED.)

Filed for registration on the 15th day of July, 1943, at 11:15 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 15 day of July, 1943, at 12:24 o'clock P.M. in Book 67 of Deeds, and Page 68, etc.

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

D. P. Welsh