

TENNESSEE VALLEY AUTHORITY

(DOCUMENTARY STAMPS ATTACHED \$5.50)

WARRANTY DEED

STATE OF NORTH CAROLINA

TRACTS NOS. FR-719 & FR-720 ✓

SWAIN COUNTY

MAPS NOS. 6 R. 5 & 32 R. 1

THIS DEED, Made this 16th day of September, 1943, by and between CLORA B. CALHOUN, a widow, 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 FOUR THOUSAND SIX HUNDRED ONE AND 40/100 Dollars (\$4601.40) 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:

FR-719:

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 an iron pipe at the top of a ridge, a corner of the lands of M. T. Calhoun et ux, Ella Cable, and Spurgeon Hall, and the most easterly point of the tract herein described; thence with Spurgeon Hall's line South 41° 00' West, 520 feet to a point (prev. desc. as a 24 inch black oak tree and an iron pipe), a corner of the lands of Spurgeon Hall, and the Nantahala Power & Light Company; thence with the said Company's line South 42° 21' West, 136 feet to a point (prev. desc. as a 24 inch black oak tree and an iron pipe); thence South 68° 15' West, 230 feet to a black oak stump and an iron pipe; thence South 66° 43' West, 1802 feet to a point (prev. desc. as a 12 inch post oak tree and an iron pipe); thence North 66° 34' West, 810 feet to a point (prev. desc. as an iron pipe), a corner of the lands of the Nantahala Power & Light Company, and P. R. Lovine et ux; thence with P. R. Lovine's line along a branch North 45° 00' E., 175 feet to a stone in the center line of the branch; thence with the center line of the branch as it meanders upstream approximately along the following bearings and distances: North 70° 00' East, 120 feet; South 73° 00' East, 450 feet to a point at the top of a ridge witnessed by a sourwood stump; thence with P. R. Lovine et ux's and M. T. Calhoun et ux's line and the top of the ridge as it meanders approximately along the following bearings and distances:

North 62° 30' East, 1470 feet to a hickory tree;
North 42° 00' East, 670 feet to a spanish oak snag;
South 69° 00' East, 675 feet to the point of beginning, and

containing 29.6 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 the party of the first part by deed from W. I. J. Williams and wife, E. J. Williams, recorded in Deed Book 53, page 372, records of Swain County, N. C.

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 $3/4$ mile north of Calhoun Island, and more particularly described as follows:

BEGINNING at a pipe at the top of Chessquaw Ridge, a corner of the lands of Ella Cable, Spurgeon Hall et ux, and C. B. Calhoun; thence with C. B. Calhoun's line and the top of a ridge as it meanders approximately along a bearing and distance of North $69^{\circ} 00'$ West, 675 feet to a spanish oak snag, a corner of the lands of C. B. Calhoun, and P. R. Lovine et ux; thence leaving the ridge and with P. R. Lovine's line North $41^{\circ} 00'$ West, 580 feet to a hickory tree at the top of a ridge; thence with the top of a ridge which is marked by hacked trees for a portion of its length as it meanders approximately along the following bearings and distances: South $81^{\circ} 00'$ West, 530 feet, South $71^{\circ} 00'$ West, 350 feet, North $81^{\circ} 00'$ West, 205 feet to a cherry stump; thence, leaving the ridge, North $53^{\circ} 00'$ West, 130 feet, crossing Calhoun Branch at approximately 30 feet, to a rock at the top of a ridge; thence with the top of a ridge which is marked by hacked trees for a portion of its length as it meanders approximately along the following bearings and distances: North $84^{\circ} 00'$ West, 285 feet, North $27^{\circ} 00'$ West, 220 feet, North $8^{\circ} 00'$ West, 660 feet to a pine tree, a corner of the lands of P. R. Lovine et ux, and H. H. Nelams et ux; thence leaving the ridge and with H. H. Nelams' line North $4^{\circ} 00'$ East, 25 feet to a point in the center line of a road; thence with H. H. Nelams', W. A. & Dora Curtis', and Rob. Calhoun's line and the center line of the road as it meanders in a northeasterly direction approximately along the following bearings and distances:

North $55^{\circ} 00'$ East, 750 feet,
North $46^{\circ} 00'$ East, 220 feet,
North $41^{\circ} 00'$ East, 430 feet,
North $54^{\circ} 00'$ East, 490 feet to a point witnessed by a 10 inch black oak tree, a

corner of the lands of Rob. Calhoun, and Gail Calhoun et ux; thence leaving the road and with Gail Calhoun's line South $79^{\circ} 00'$ East, 695 feet, crossing Calhoun Branch at approximately 240 feet, to a 6 inch pine tree; thence North $64^{\circ} 30'$ East, 245 feet to a 10 inch black oak tree at the top of Pine Ridge, a corner of the lands of Gail Calhoun et ux, and T. W. Cable et ux; thence with T. W. Cable's line and the top of a ridge as it meanders in a southerly direction approximately along the following bearings and distances:

South $2^{\circ} 00'$ West, 540 feet,
South $31^{\circ} 00'$ West, 440 feet,
South $47^{\circ} 00'$ West, 360 feet,
South $28^{\circ} 00'$ East, 285 feet to a point in the center line of a road witnessed by

a white oak tree, a corner of the lands of T. W. Cable et ux, and Ella Cable; thence with Ella Cable's line South $28^{\circ} 00'$ East, 1400 feet to the point of beginning, and containing 88. acres, more or less, subject to such rights as may be vested in the county or state to a public 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 $79^{\circ} 00'$ West.

The above described tract of land was acquired by the party of the first part by virtue of the deed from Gail Calhoun and wife, Hattie Calhoun, to M. T. Calhoun and wife, Clara Calhoun, recorded in Book 55, page 243, and the subsequent death of M. T. Calhoun.

It is understood and agreed that the party of the first part grants and conveys Tract FR-719, above described, subject to such right, title, and interest in and to the minerals as may be outstanding in third parties by virtue of the reservation in that certain deed from O. R. Lovin and wife, T. E. Lovin, to W. I. J. Williams et ux, recorded in Deed Book 50, page 106, in the office of the Register of Deeds for Swain County, North Carolina. And the party of the first part, for the considerations herein set out, hereby conveys any and all right, title, and interest which ~~she~~ may now have or may hereafter have in and to the minerals contained in the above described Tract FR-719 by way of reversion, remainder, adverse possession, prescription, or otherwise.

Clora B. Calhoun hereby certifies that she is one and the same person as C. B. Calhoun, named as grantee in the deed recorded in Book 53, page 372, and one and the same person as Clara Calhoun, named as one of the grantees in the deed recorded in Book 55, page 243, records of Swain County, N. C.

TO HAVE AND TO HOLD the aforesaid tracts or parcels 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 herself, 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.

s/ Clora B. Calhoun (SEAL)
Clora B. Calhoun

STATE OF NORTH CAROLINA

SWAIN COUNTY

I, H. J. Truett, a Clerk of the Superior Court in and for the State and County aforesaid, do hereby certify that Clora B. Calhoun, a widow, 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 16 day of September, 1943.

H. J. Truett
H. J. Truett, Clerk Superior Court,
Swain County, N. C.

Filed for registration on the 16 day of Sept., 1943, at 10:20 o'clock A.M., and registered in the office of the Register of Deeds for Swain County, N. C., 16 day of September, 1943, at 4:30 o'clock P.M., in Book 68 of Deeds, and Page 86.


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