

and Eighty Acres was divid^d to Fleet Cooper by a Deed dated
 the 24 day of Feb^r: 1745/6 & also one hundred & sixty six Acres
 out of a patent granted to Nicholas Cobb in the year 1734
 & was divid^d by the said Cobb to Fleet Cooper as by a Deed bearing
 date the 24 day of Feb^r: 1745 & the whole four hundred & forty
 six Acres is now for ever sold made over & by these presents
 confirmed unto the aforesaid Ephraim Lawrence his
 heirs & assigns forever with all Dwelling
 houses outhouses Gardens Orchards pastures & pasture
 grounds woods & underwoods timber & timber trees Swamp
 & low grounds all Marches Rivers Runs Springs & foun-
 tains with all Liberties & privileges therein & thereon
 contained To have and to hold the aforesaid four
 hundred & forty six Acres which is contained in the two
 aforesaid patents & the aforesaid Fleet Cooper doth cove^{nt}
 to & with the aforesaid Ephraim Lawrence that he is now
 the only proper owner of the aforesaid four hundred & forty six
 Acres of Land & that he hath in himself a good Right & Law-
 full power & Authority in fee simple to bargain & sell the
 same unto the said Ephraim Lawrence & that he will & doth
 warrant the same shew^e to the said Lawrence his heirs and
 assigns forever clear from any & all the just Claim or Claims
 of any & all manner of person or persons whatsoever that
 may or shall at any time or times hereafter say or pretend
 to say any manner of Claim or Claims Right title or
 Interest property Claim or demand in or to the aforesaid
 Demis^d Land & premises or any part thereof belonging &
 that the said Ephraim Lawrence shall from time to time
 & at all times hereafter peaceably & quietly have hold
 occupy possess & enjoy the aforesaid four hundred & forty six