

South fifty five Degrees West fifty one poles to a pine thence
 South twenty five Degrees West one hundred & forty poles
 to a pine in Coll. Benj. Edwards Line thence by the said
 Edwards Line South seventeen Degrees East thirty six pole
 to a Red Oak & South forty Degrees East sixty pole to a pine
 & South fifty Degrees East one hundred & seventeen pole
 to a pine & North eighty Degrees East twenty seven
 pole to a white Oak a Line tree of the said Edwards
 Land thence North fifty five Degrees East fifty poles
 to the Beginning With all woods underwoods Common
 Common of Pastures Profits Commodities advantage
 Emoluments & Hereditaments whatsoever to the said
 Land above mentioned belonging or in any wise
 Appurtenances or in or upon the same growing hap-
 pening or arising & also the Reversion & Reversions
 Remainder & Remainders Rents & Services of the said
 Premises & every Part thereof & also all the Estate
 Right title Interest claim & demand whatsoever of
 him the said John Phillips of in or to the same premises
 & every part & parcel thereof To have & to hold all
 & singular the said Premises above mentioned &
 every Part & parcel thereof with the appurtenances
 unto the said Stephen Simmons his heirs & assigns
 to the only proper use & behoof of him the said Stephen
 Simmons his heirs & assigns forever & the said John
 Phillips for himself & his heirs the said tract or parcel
 of Land with the Appurtenances above mentioned & every
 Part thereof against him & his heirs & against all & other
 Persons & Persons whatsoever the said John Phillips his heirs
 & assigns shall & will Warrant & defend by these Presents
 In Witness whereof the John Phillips has hereunto put