

Appurtenances unto the said Joshua Wombwell his Heirs and assigns
~~from and under the name of Thomas Boykin~~ To the only use and behoof
 of the said Joshua Wombwell his Heirs and Assigns forever and the
 said Thomas Boykin for himself his Heirs Executors and Admors
 Doth Covenant promise & grant to and with the said Joshua Wombwell
 his Heirs and Assigns forever by these presents in manner & form
 following that is to say That he the said Thomas Boykin at the
 Time of en sealing & delivery of these Presents hath good Right
 full Power & Lawfull Authority to Sell & convey all & Singular
 the abovementioned premises with the appurtenances unto the said
 Joshua Wombwell in Fee Simple and that he is seized of a good
 and indefeazable Estate in fee Simple at the Time of the executing
 this conveyance and that the said Joshua Wombwell his Heirs and
 Assigns Shall & may from Time to Time & at all Times for ever
 hereafter peaceable & quietly have hold use occupy possess & enjoy the
 said premises with the appurtenances free clear and discharged of and
 from the Lawfull Lett Disturbance Molestation Eviction Title Claim
 and Demand of any Person or Persons and from all Dowers Intails
 Mortgages Debts judgments Executions and other Incumbrances of what
 Nature or kind soever and that he the said Thomas Boykin
 and his Heirs the said premises with the appurtenances unto
 the said Joshua Wombwell his Heirs and Assigns against all &
 every Person and Persons whatsoever Lawfully claiming or to
 claim the same shall & will warrant & for ever defend by these
 Presents And Lastly that he the said Thomas Boykin and his
 Heirs and all & every other person and persons claiming by
 from or Under him shall and will from ~~the~~ Time to Time & at
 all Times forever hereafter at the reasonable request costs & charges
 in the Law of him the said Joshua Wombwell his Heirs or assigns
 make execute & acknowledge or Cause and procure to be made
 executed & acknowledged any further or other Act or Acts Thing or
 Things Conveyances or Assurances in the Law for the better
 & more perfect Conveying & assuring the said premises with
 the appurtenances unto the said Joshua Wombwell his Heirs and

Assigns as by
 their Counsell

devised or requ
 have hereunto
 the Day & year
 Sealed & De
 In Presence of
 Tho: Williams
 Edmond Jenk
 Simon Boy
 John Harris
 Matthew Po

Memoranda

full Possession
 & premises w
 the said Joshu
 according to
 Witness

Tho: Williams
 Edmond Jenk
 Simon Boy
 John Harr
 Matthew O

At a Court held
 of February
 This Indent
 Jenkins &
 At a Court h
 The said Ind
 Oath of John

Know all
 Simon Boyk
 younger of th
 Joshua Womb