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be the said Joseph Buxton now lives on, bounded as follows, beginning at a
 cypress standing on the bank of Black water River a corner of the widow's arched
 fence along the said Black water line to a corner pine in the land formerly Mr
 Baker, thence that line to a corner pine of Edward Gardner land thence
 along his line to a gum in a branch thence down the said branch to a
 gum then ~~down~~ along a line of new marked trees to the old county line
 thence the old county line to Black water river, thence up the said river
 to the first station, To have and to hold, the said one hundred
 and eighty eight acres of land more or less with all its appurtenances to him
 the said John Lee and his assigns forever. Upon Trust, notwithstanding that
 if the above named David Edwards & Peter Moore their heirs executors or
 administrators should at any time through the negligence or inability of
 the said Joseph Buxton to pay the above debt & interest here the same or
 any part thereof to pay or should they be any wise distressed or impaired
 on account thereof, that then it shall be the duty of the said John Lee, his exec
 or admin^r, after advertising the said land in due form & time to sell up & sell it
 to the highest bidder for ready money & out of the money arising from such
 sale in the first place to pay & satisfy the said Edwards & Moore with
 all damages that they may sustain or monies that they may have to pay in
 consequence of their being security as aforesaid and the balance after retaining
 to himself all necessary expenses & charges for his trust to be well
 he to be shewn pay to him the said Joseph Buxton or some person properly
 authorized under him to receive it, In Witness whereof the said Joseph
 Buxton & John Lee have hereunto set their hands & seals the day before
 first above Written.

Joseph Buxton

John Lee

David Edwards

Peter Moore

Edw. Gardner

Laurel Moore

Laurel Moore

Laurel Moore

Laurel Moore

Laurel Moore

At a Court held for the County of St. Charles the 19th day of May 1806. This deed in this
 was acknowledged by Edw. Gardner, David Edwards, Peter Moore, & approved by the courts of St. Charles
 Moore, Edward Gardner two of the witnesses thereto as to Buxton, & Court & said as a Court held
 for St. Charles the 18th of April 1806. This instrument was further proved by the courts of St. Charles
 & ordered to be recorded.