

ration of the further sum of five shillings to her in hand paid
 by the said Richard. the receipt whereof she doth hereby acknowledge
 she hath granted granted bargained and sold and by these presents
 doth grant bargain and sell unto the said Richard Murfee, and to
 his heirs and assigns, all that tract or parcel of land lying on the
 East of the flat Pond containing by Survey two hundred and fourscore
 acres. To have and to hold to him the said Richard all right
 title Interest and claim which she the said Martha, hath of in or
 to the same land in right of the devise aforesaid to him the said
 Richard and his heirs and assigns, and the said Martha for her
 self her heirs executors and admors covenants and agrees to and with
 the said Richard Murfee that she will warrant and defend all her
 right and title by virtue of the devise made to her in her
 hands will to the said tract of land (except as to the use and
 Occupancy of the house she now lives in) on the said land which she
 hereby reverts to herself the use and Occupancy of during her
 natural life) to him the said Richard and his heirs &c. against
 the claim or demand of all persons claiming by thro' from or
 under her & the said Richard Murfee, for himself his heirs exec
 & administrators hereby promises covenants and agrees to and
 with the said Martha that he will pay to the said Martha
 the aforementioned sum of Eighteen dollars annually during the
 natural life of her the said Martha (that is to say) that he will
 pay to the said Martha the sum of Eighteen Dollars on the 25th
 day of december next, and annually the said sum of Eighteen
 Dollars on the same day of the month in each successive
 year for and during the natural of her the said Martha
 In Testimony of these presents the parties have hereunto set
 their hands and affixed their Seals the day and date first
 written
 Signed sealed acknowledged
 & delivered in presence of {