

Lines & Profits thereof & of every Part & Parcel thereof & all the Estate Right Title Interest
 Property Claim and Demand whatsoever of him the said William Watkins of in & to the same
 every part thereof To have and to hold the said Tract or Parcel of Land & Premises
 with the appurtenances unto the said James Barham his Heirs & assigns to the only proper
 use & behoof of the said James Barham his Heirs & assigns forever and the said William
 Watkins for himself his Heirs & assigns doth Covenant & grant to & with the said
 James Barham his Heirs & assigns that he the said William Watkins now
 at the time of the sealing & Delivery of these Presents is Lawfully & Absolutely seised of a good
 sure perfect and indefeasible Estate Inheritance in Fee Simple of and in the said tract
 or parcel of Land & Premises with the appurtenances herein before mentioned or intended
 to be hereby granted & conveyed and hath in himself a good Right true Title & Lawful and
 Absolute Authority to grant & convey the same in manner & form aforesaid and that he
 the said William Watkins hath not at any time heretofore made done committed or suffered
 any act Matter or thing whatsoever whereby or by Reason or means whereof the said
 Premises now are or at any time hereafter shall or may be impeached charged or incumbered
 in tiled charge Estate or otherwise and Likewise that he the said James Barham his
 Heirs & assigns shall & may from time to time & at all times hereafter peaceably &
 quietly have hold use occupy Possess & enjoy the said Tract or Parcel of Land and all &
 singular the Premises with the appurtenances herein before mentioned and intended to
 be hereby granted & conveyed and that free & clear and freely & clearly acquitted & exonerated
 and discharged of from & against all former & other Gifts Grants Bargains Sales
 Leases Intails Jointures Dowries Statutes Judgments Exents & Executions & all other
 Incumbrances whatsoever and that he the said William Watkins and his Heirs the said
 Tract or Parcel of Land & Premises with the appurtenances herein before mentioned
 and intended to be hereby granted & conveyed unto him the said James Barham & his
 Heirs against the Lawful Title Claim & Demand of all & every Person and Persons
 whatsoever shall & will Warrant and forever defend In Witness whereof the said
 William Watkins hath hereunto set his Hand and affixed his seal the Day & year first
 Above Written.

Signed Sealed & Delivered
 in Presence of us

Peter Butts
 Arthur Foster
 John Foster
 Charles Barham

William Watkins [Ls]

Memorandum that on the fifth Day of November One thousand seven hundred & fifty
 four Peaceable and Quiet seison and Possession of the Land & Premises within mentioned
 was made & Delivered by the said William Watkins to the said James Barham

In presence of
 Peter Butts
 Arthur Foster
 John Foster
 Charles Barham

William Watkins [Ls]

Recd the fifth Day of November 1754 of the within named James Barham
 the sum of Fifteen Pounds Current Money being the Consideration Money
 within Mentioned to be by him paid to me and is Paid

Witness
 Peter Butts
 Arthur Foster
 John Foster
 Charles Barham

William Watkins

Freeman
 to
 Freeman

Gurle
 to
 Edward