

523
This Indenture made and entered into the twenty seventh day of
December one thousand eight hundred and forty nine between Joseph S. Sikes
and Sarah his wife and Arthur Middleton and George B. Middleton of the
one part and William Ward and James Barnes of the other part, Witness
eth that the said Joseph S. Sikes and Sarah his wife and Arthur Middleton and
George B. Middleton for and in consideration of the sum of two thousand
dollars which is to them in hand paid by the said William Ward
and James Barnes and the other thousand by a mortgage from the said
Ward & Barnes to the said Sikes wife and Arthur & George B. Middleton
the Receipt of which thousand dollars is hereby acknowledged have
granted bargained and sold and by these presents do grant bargain sell
and deliver unto the said William Ward and James Barnes their heirs
and assigns a certain tract or parcel of Land lying and being in the County
of Southampton State of Virginia containing by estimation one thousand
one hundred and seventy two acres be the same more or less the value
of which Land is conveyed to William Ward and the other third
to James Barnes being a portion of that tract of Land which was conveyed
to Arthur Middleton by Thomas Richey and wife and William B. Sweeney
and wife and others last Deed bearing date the twenty eighth day of February
one thousand eight hundred and thirty one which tract of Land conveyed
in the above Deed from Richey & Sweeney contained three hundred and
twenty three acres and from which are now excepted two hundred & a half
acres which have been before sold and conveyed to Edward Broton by Deed
bearing date December the twentieth 1847 having an incision of a hundred
and twenty two and a half acres which are hereby conveyed to the said William
Ward and James Barnes To have and to hold the aforesaid tract of about
hundred and seventy two & a half acres with all and singular the appurtenances
thereunto belonging to the said William Ward & James Barnes their heirs & assigns
forever. Now the portion or parcel of Land which has been before conveyed
to the said Edward Broton is divided and distinctly marked out by a plot or
diagram prepared by Thomas B. Darnell Surveyor, which Diagram accompanies
and is attached to this Deed from Sikes wife Arthur & George B. Middleton to Ward
and Barnes all of which with regard to said Deed & said Diagram well more
fully appear by reference to the Records of the County Court of Southampton
and the said Joseph S. Sikes and Sarah his wife hereby covenant with the said
William Ward and James Barnes that they are entitled to three hundred and
eighty one acre part of the tract of Land above conveyed for and during the life
of the said Sarah being the same which has been allotted to her as Dowry in the
last will of her former husband Arthur Middleton and the said Arthur and
George B. Middleton for themselves their heirs & assigns covenant to said wife
the said William Ward & James Barnes that they are possessed of an estate
in fee simple in the residue of the said tract of Land and that they the said
Arthur & George B. Middleton are also entitled to a remainder in fee to the said
three hundred and eighty one acre and that the said Sikes wife and Arthur and
George B. Middleton well warrant and defend the aforesaid tract of Land and
primers with the appurtenances unto the said William Ward & James Barnes
their heirs and assigns against the claim title or demand of themselves the said
Sikes wife and Arthur & George B. Middleton or either of them and against the