

William V. Edwards was entitled in his lifetime to the tract of land on which he resided at the time of his death in the death of the said Margaret Edwards, wife, and whereas the said William V. Edwards being so entitled as aforesaid, in his last will and testament which has been duly admitted to record in the County Court of Southampton doth that his executors aforesaid should sell the said tract of land out and out for the best price and advantage of his interest aforesaid, and whereas the said executors having made an arrangement with the said Margaret Edwards whereby the said land should be sold out and out, did on the 28th day of November 1854, after having given reasonable public notice of the time and place of sale, offer for sale at public auction the tract of land aforesaid containing three hundred and forty five acres be the same more or less (with the exception of the family burial ground, which was reserved) at which sale the said tract of land was struck off to the said Collier A. Richards for the sum of five thousand one hundred and ten dollars, that being the highest bid for the same. Now this Indenture witnesseth, that the said Allen Edwards and William Edwards, executors of the said William V. Edwards dec'd and Margaret Edwards found in consideration of the premises, have this day granted bargained and sold and by these presents do bargain grant and sell unto the said Collier A. Richards, the above-mentioned tract of land on which the said William V. Edwards resided at the time of his death (and which was devised by him in his aforesaid will to be sold, containing three hundred and forty five acres be the same more or less, together with all the privileges and appurtenances belonging to the said land, with the exception of the family burial ground before mentioned containing half an acre more or less, which is hereby reserved to the said grantor together with and singular the estate, right, title, interest, claim and demand whatever of the said Margaret Edwards and of the said William V. Edwards in his lifetime at and immediately before the time of his decease, after or to, out of the same; to have and to hold the said tract of land, hereby bargained and sold unto the said Collier A. Richards his heirs and assigns forever. And the said Allen Edwards and William Edwards executors as aforesaid, do hereby covenant with the said Collier A. Richards that the said tract of land is free from all incumbrances now existing by them or either of them, and the said Margaret Edwards also covenants the same. And the said Allen Edwards and William Edwards executors as aforesaid, and the said Margaret Edwards will forever warrant and defend the title to the same from the lawful claims or demands of all persons whatsoever, wholly or through them, or either of them, but against the claims of no other persons whatsoever. In testimony whereof, the said Allen Edwards, William Edwards and Margaret Edwards have hereunto set their hands and seals the day and year first aforesaid.

Test	Allen Edwards	Real
	William Edwards	Real
	Margaret V. Edwards	Real
		Seal

Southampton County. In the Clerk's office, the 17th day of September 1855. This Dec'd of bargain & sale from Allen Edwards & William Edwards, executors of Wm V. Edwards dec'd & Margaret Edwards to Collier A. Richards, was acknowledged by the said Allen Edwards & William Edwards & was proved as the said Margaret Edwards by the oath of Geo. W. Landon & Samuel C. Edwards the subscribing witnesses & was acknowledged to record.

Test. L. R. Edwards, C. C.