

four hundred ^{forty} seven Given bequeth to his Son Matthew Garner Party to this
 Presents the Plantation the sd James then lived on and all the Lands within the
 Indian Branch joining to Joshua's And Whereas this it appears to be the Intent of
 the sd James Gardner de'd to give the Fee simple Estate of the sd Land to the said
 Matthew Gardner the Devisee for his Advancement in the World tho the words
 of the sd Devise give only an Estate for life for want of proper Words of Inheritance
 Now this Indenture Witnesseth that as well for complying with the
 Intentions of the Will of the sd Testator Father of the sd Parties & whose Eldest
 Son & Heir at Law the sd James Garner Party thereto is as for and in Consideration
 of the sum of five shillings by the sd Matthew Garner to the sd J^r Garner in hand
 Paid at or before the Sealing & Delivery of these Presents the Receipt whereof he doth
 hereby acknowledge and thereof acquit & Discharge the sd Matthew Garner his
 Exors & Adors former by these Presents he the sd James Garner hath Granted
 Bargained sold aliened Released & confirmed & by these Presents Doth Grant
 Bargain sell alien release & confirm unto the sd Matthew Garner his Heirs & assigns
 forever All his the sd J^r Gardner's Estate Right Title & Interest of in or to the sd Plantation
 herein before mentioned to be devised to him the sd Matthew Garner by the last &
 Will & Testament of his Father James Gardner De'd containing one hundred & sixty five
 Acres more or less fifty five Acres or thereabouts lying & being in the Parish & Co^{ty} of
 and the residue in the Co^{ty} of Nansewold With all Houses out Houses Offices
 Buildings Woods Ways Waters Water Courses Profits Commodities & Creditments & appurtenances
 to the sd Plantation belonging And the Reversion & reversions Remainders & remainders
 unto Houses & Profits thereof whatsoever Right or Interest the same James Garner may
 or might claim in the same in the Death of the sd Matthew Garner the Tenant
 for life under the Will of the sd James Garner de'd as Heir at Law to the sd Testor
 To have & to hold the sd Plantation & Premises with the appurtenances the Reversion
 and reversions Remainders & remainders thereof unto the sd Matthew Garner his
 Heirs & assigns To the only proper Use & Behoof of the sd Matthew Garner his Heirs
 assigns forever And the sd James Garner the sd Plantation Tract or Parcel of Land &
 Premises herein before mentioned with the appurtenances the Reversion thereof unto
 the sd Matthew Garner his Heirs & assigns agst turn the sd James Garner his Heirs
 and assigns agst all every other Person & Persons whatsoever claiming or claiming
 any Estate Right Title or Interest of in or to the same Premises by from under turn or
 any of them shall or will warrant & forever Defend by these Presents In Witness whereof
 the sd James Garner hath hereunto set his Hand & seal the Day & year first above
 Written

James Gardner (Seal)

Received
the sum

Ma Court
This In
within

To all
of So
Consider

Granted
Certain

Unwound
Simone

Red Oak
Fishes

Part of a
Clifton

belonging
thereof

of turn
have

unto the
Heirs &
in man

a good
Answer
and at

of drive
convent

To
for
Ma
Joseph

The
San
Ma Co
This In
of James