

Virginia by the said James Speed in hand paid to the said John Watkins at or before the
 making and delivery of these presents the receipt whereof the said John Watkins doth hereby
 acknowledge and thereof acquit and discharge the said James Speed his heirs and assigns
 forever by these presents they the said John Watkins and Lydia his wife have
 granted bargained sold aliened released conveyed and confirmed and by these presents
 presents do grant bargain sell alien release convey and confirm unto the said James Speed
 his heirs and assigns forever all that the said John Watkins and Lydia his wife their
 plantation tract or parcel of land situate lying and being in the county aforesaid on the north
 side of the three creeks containing by estimation two hundred and sixty acres be the
 same more or less one hundred and eighty five acres part thereof being given to the
 said John Watkins by his father William Watkins by a deed acknowledged by the
 said William Watkins to the said John Watkins in the county of Isle of Wight bearing
 date the sixth day of October one thousand seven hundred and forty seven relation being
 thereto had may more fully appear the other seventy five acres the residue of the said
 two hundred and sixty acres being purchased by the said John Watkins of one John
 Hester by deed bearing date the fourth day of February 1762 the said two hundred and
 sixty acres of land and premises being bounded as in and by the said deeds more fully
 is expressed and all houses outhouses edifices buildings woods under woods trees
 ways waters water courses profits commodities hereditaments and appurtenances
 whatsoever to the said plantation tract or parcel of land and premises belonging or in
 anywise appertaining and the reversion and reversions remainder and remainders rents
 issues and profits thereof and all the estate right title interest use trust possession
 benefit profit claim and demand of them the said John Watkins and Lydia his
 wife of in and to the premises every or any part thereof and all deeds evidences and
 writings touching or claiming the premises To have and to hold the said plantation tract
 and two hundred and sixty acres of land and premises with the appurtenances unto the said
 James Speed his heirs and assigns to the only proper use and behoof of the said James
 Speed his heirs and assigns forever and the said John Watkins for himself his heirs
 heirs and assigns doth covenant promise and grant to and with the said James Speed his
 heirs heirs and assigns and every of them that he the said John Watkins and his
 heirs the said plantation tract or parcel of land and premises hereby bargained
 and sold unto the said James Speed and his heirs and assigns agst him the said
 John Watkins his heirs and against all and every person and persons whatsoever
 shall and will warrant and forever defend by these presents In Witnes whereof
 the said John Watkins and Lydia his wife have to these presents set their
 hands and seals the day and year first above written

Sealed & Delivered

in presence of
 Benjⁿ Signorini
 Benjⁿ A. Brown
 Benjⁿ Simmons

Received this 11th day of July 1765 of the within named James Speed the sum
 of eighty pounds current money of Virginia the consideration money within mentioned

Witness
 Benjⁿ Signorini
 Benjⁿ A. Brown
 Benjⁿ Simmons

John Watkins

John Watkins