

At a Court held for the county of Southampton the 11 day of July 1765
 This indenture and the receipt thereon endorsed were acknowledged by
 the within named John Mathews party hereto and ordered to be recorded

Witness
 My hand

Wm Ward &c
 Phillips

This indenture made this third day of August in the year of our Lord Christ one
 thousand seven hundred and sixty five Between William Ward and Faith his
 his wife James Holt and Elizabeth his wife and Martha Dren which said Faith
 Elizabeth and Martha are the daughters and coheirs of John Dren late of the
 county of Surrey deceased and Alice Dren widow and relict of the said John Dren
 of the one part and Benjamin Phillips of the parish of Southwark in the county
 of Surrey of the other part Whereas the said John Dren was in his lifetime seized in his
 demesne in fee simple of and in a certain tract or parcel of land in the parish of
 Muttonay in the county of Southampton containing one thousand and seventy acres
 granted to him by letters patent and being minded to sell and dispose of seven
 hundred and ninety acres part thereof sometime before his death did agree
 with the said Benjamin Phillips party hereto for the consideration of two
 hundred pounds to be paid and secured to him the said John Dren his
 heirs and assigns to sell and convey to the said Benjamin Phillips the fee simple and
 inheritance of and in the aforesaid seven hundred and ninety acres and to execute
 proper deeds for the same whenever the said two hundred pounds should be
 bona fide paid or secured And whereas the said Benjamin Phillips hath actually
 paid and advanced to the said John Dren in his lifetime the sum of one hundred
 and eighty pounds and is now ready and willing to pay and satisfy the residue
 and remainder of the said two hundred pounds but the said John Dren hath
 departed this life without conveying the said lands to the said Benjamin
 Phillips or making any disposition of the same by means whereof the fee simple
 hath descended and come to the aforesaid Faith Elizabeth and Martha and
 subject also to the dower of the said Alice therein And whereas the said
 William Ward and Faith his wife James Holt and Elizabeth his wife and Martha
 Dren and the said Alice the widow and relict of the said John Dren are willing and
 desirous that such agreement of the said John Dren as above recited be completed
 with and carried into execution on receipt of twenty pounds current money the
 residue and remainder of the said two hundred pounds so to be paid as aforesaid
 Now this indenture therefore witnesseth that the said William Ward & Faith
 his wife James Holt and Elizabeth his wife and Martha Dren as well for confirm-
 ing the agreement aforesaid as for and in consideration of twenty pounds being
 the residue of the said sum of two hundred pounds so agreed to be the consideration
 to be paid to the said John Dren as aforesaid to the said William Ward and Faith his
 wife James Holt and Elizabeth his wife and Martha Dren in hand paid and also
 for and in consideration of the sum of five shillings to the said Alice Dren in hand
 well and truly paid by the said Benjamin Phillips at or before the executing and
 delivery of these presents the receipt of which said several sums they the said
 William Ward James Holt Martha Dren and Alice Dren do hereby acknowledge
 and thereof acquit and discharge the said Benjamin Phillips his heirs executors
 and assigns by these presents Have and each of them hath granted bargained