Recd and delivered to W. M. Beaton March 21st 1870

Beaton and John W. Harrison, partners trading under the Name Style and firm of Beaton & Harrison of the Second part, Witnesseth that for and in Consideration of the Sum of five Thousand four hundred dollars to them in hand paid and Secured to be paid, by the parties of the Second part, at or before the Sealing and delivery of these presents, they the Said parties of the first part, have given, granted, bargained, Sold and Conveyed, and do by these presents, give, grant, bargain & Sell, Convey unto the Said parties of the Second part, and their heirs forever, a Certain tract or parcel of land, known as "Boykins Farm", lying and being in the Counties of Southampton Virginia, and Northampton N. Co. Consisting of Two Thousand and fifty acres, more or less, and bounded as follows, that is to Say, beginning at the Boykins Bridge over the Meherrin River and bounded on the west by the road from Said bridge to Boykins Depot, on the North by a branch which constitutes the line between Said tract and the Estate of Henry Kindred, on the East by the lands belonging to the Estates of Josiah Worrell & of Henry Cooke dec'd and on the South by the Meherrin River, for a more particular description of which reference is hereby made to deeds from N. T. Williams and W. T. Phillips to Geo. B. Cary, of record in the Clerk's Office of the County Court of Southampton; to have and to hold the Said tract of land, the Said Wm. M. Beaton and John W. Harrison and their heirs. And the Said parties of the first part Covenant to Warrant and defend forever, the premises hereby Conveyed, against the Claim or Claims of any and all persons whatsoever.

And Whereas of the Said purchase money, the Sum of Twelve hundred dollars remains unpaid and due on the 20th day of Dec. in the year 1870, Therefore the Said J. W. Urquhart and M. T. Urquhart his wife do hereby retain a lien upon Said Land until the Said Sum of Twelve hundred dollars has been fully paid and Satisfied. As Witness the following Signatures and Seals this day and year first above written.

J. W. Urquhart (Seal)
M. T. Urquhart (Seal)

State of Virginia, Nansemond County, To wit,

On this 20th day of December, in the year of our Lord, One Thousand Eight hundred and Sixty Nine, before me, John Atkins, a Commissioner appointed by the State of North Carolina, in and for the State of Virginia, Came J. W. Urquhart and M. T. Urquhart his wife, grantors Named in the foregoing Deed of Conveyance, and the Said Deed being likewise produced and exhibited before me, they, the Said J. W. Urquhart and M. T. Urquhart, acknowledged the due execution thereof by them as their act and Deed. And thereupon the Said M. T. Urquhart being by me privately examined, Separate and apart from her Said husband, touching her free Consent in the execution of the Said Deed of Conveyance, in her Said examination declared, that she had executed the Same freely, of her own will and accord, and without any force, fear or undue influence of her Said husband, or any other person, and did still voluntarily adopt the Same. In Witness whereof, I have hereunto Set my hand and