This Deed made this 8th day of February one thousand eight hundred and seventy three between Richard G. Edwards of the County of Southampton Virginia of the one part and Irvin W. Peck, Trustee of the other part, Witnesseth that the said Richard G. Edwards in consideration of the debt hereinafter mentioned and the love he has for his wife Mary S. Edwards has granted and bargained and sold & by these presents does grant bargain and sell & unto the said Irvin W. Peck Trustee for the benefit of Joshua Sellers & Bennett Edwards, certain tracts, Lands, Slaves & Stocks, and certain other property, specifically described and set forth in a schedule annexed to these presents, and made a part hereof, and the said Richard G. Edwards doth covenant with the said Irvin W. Peck Trustee, that he is lawfully seized and possessed of the said property, and that he will warrant and defend the same to the said Trustee, his successors and assigns forever, and that he will execute such further assurances of the same as may be required by the said Trustee, his successors and assigns, and he doth further covenant that he will pay the said debts, and that he will not sell or dispose of any of the said property, except as hereinafter provided, and that he will not incumber the same with any other debt, and that he will not do any thing to injure the said property, or any part thereof, and that he will not do any thing to impair the security of the said Trustee, his successors and assigns, in the said property, and that he will not do any thing to impair the security of the said creditors, and that he will not do any thing to impair the security of the said creditors, and that he will not do any thing to impair the security of the said creditors