thirty (32) feet to point of beginning. and containing by estimation thirty twenty fifths (32/25) of an acre more or less" and whereas the said John T. Wills and Mary E. his wife did by deed dated the 22nd day of June 1877 convey the aforesaid parcel or lot of land unto the said Lucius R. Edwards in trust to secure the following debts due by said John T. Wills as purchaser money for said lot unto the said Spikes Brooks viz five (5) bonds of even date with said deed of trust and due as follows with interest from date No 1 for one hundred dollars due January 1st 1878 No 2 for fifty dollars due and payable January 1st 1879 No 3. for fifty dollars due and payable January 1st 1880 No 4 for fifty dollars due and payable January 1st 1881 and No 5 for fifty dollars due and payable January 1st 1882, and whereas said John T. Wills has failed to make payment of any one of said bonds. Now therefore in consideration of the cancellation of said bonds by the said Brooks and this delivery unto the said Wills, the said Lucius R. Edwards trustee aforesaid and John T. Wills and Mary E. his wife the former with special, the latter with general warranty do release and grant unto the said Spikes Brooks the above mentioned lot or parcel of land lying in the Town of Franklin & bounded by Mechanic Street, the intersection of Fifth Avenue &c. and containing by estimation "32 acre more or less. And the said John T. Wills & Mary E. his wife do bind themselves to make any further assurances if necessary to convey a perfect title to said land unto the said Brooks and his heirs in fee. Witness the following signatures and seals

Lucius R. Edwards (Seal)
John T. Wills (Seal)
Mary E. Wills (Seal)

State of Virginia
Southampton County to wit:

I Joel H. Crutchfield a Notary Public in and for the County aforesaid do certify that Lucius R. Edwards whose name is signed to the writing above bearing date the 25th day of September 1878 has this day personally appeared before me in my County and acknowledged the same to be his act and deed.