

Piece of Land situate lying and being on the Northside of Mathews River
 in the County of Southampton containing by estimation four hundred
 and thirty Acres be the same more or less which was conveyed to him the
 said Edward Eppes in his life time by John Griffin by deed duly made
 and Recorded in the County of Southampton aforesaid as reference being
 thereunto had will fully appear and whereas the said Edward Eppes
 by his last Will and Testament directed that the said tracts or parcels of
 Land should be sold by his the said Frances Eppes whom he appointed
 Executrix thereof Now this Indenture witnesseth that the said Frances
 Eppes Executrix of the last will and Testament of the said Edward Eppes
 Deceased for an in consideration of the sum of two hundred and seventy pounds
 Current money of Virginia to her paid by the said Byrd Lundy
 the Receipt whereof she hereby acknowledg both granted Bargained and
 sold Aliened Enfeoffed and confirmed and by these Presents doth grant
 Bargain and sell Alien Enfeoff and confirm unto the said Byrd
 Lundy and to his Heirs and assigns forever all the abovesaid tract
 or Parcel of Land which is bounded as in the above recited Deed and
 former Patent Deeds is expressed as reference thereunto had will appear
 and also all trees woods Underwoods commons Common of pasture
 ways Waters Commodities Advantages Emolument and Privileges
 whatsoever to the said tract or parcel of Land belonging or appertaining
 also the Riverfion and Diversions hereundure and Remainders
 Rents Issues and Profits thereof and also all the estate right Title
 Interest Claims and demands whatsoever of her the said Frances Eppes
 and her Heirs of in or to the same or any part or Parcel thereof to have
 and to hold the said Land and all and singular the Premises above
 mentioned with the Appurtenances unto the said Byrd Lundy his
 Heirs and assigns to the only proper use and behoof of him the said
 Byrd Lundy his Heirs and assigns forever and the said Frances Eppes
 for her self and her Heirs the said Land and premises with the
 Appurtenances against her and her Heirs and against all and every other
 Person or Persons claiming by from or under her unto the said Byrd Lundy
 his Heirs and assigns shall and will warrant and forever defend by these
 Presents In Witness whereof the said Frances Eppes Executrix of the last
 Will and Testament of Edward Eppes dec^d hath here^{unto} set her hand and
 affixed her seal the Day and year first above written —
 Sealed and delivered in presence of
 James Day Kidley
 Will Hines
 Moses Thork
 Drury Lundy

Frances Eppes (Dec^d)
 Executrix of Edw^d Eppes

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