

Thomas Hancock the receipt whereof the said Giles & Margret Joyner as
 hereby acknowledge & thereof acquit & discharge the said Thomas Hancock
 his heirs & assigns by these presents hath granted bargained & sold
 aliened enfeoffed & confirmed & by these presents doth grant bargain & sold
 alien enfeoff & confirm unto the said Thomas Hancock & to his heirs & assigns
 forever all that tract or parcel of land situate lying & being in the upper
 Parish of Stolloway & County of Southampton containing by estimation
 one hundred & eight acres be the same more or less & bounded as followeth
 To wit, Beginning at the foot of a branch at the cattail swamp called
 the Spring branch running thence north twenty one degrees west one
 hundred & fifty poles to a red oak near the new road thence along Matthew
 Charles line line being a cooked line to the said road thence down the
 said road due east to John Joyner line thirty eight poles thence along the
 John Joyner south forty five degrees East one hundred & fifty poles to the
 cattail swamp thence over the said swamp north eighty eight degrees west
 one hundred & eight poles joyning Hopefull Joyner line to the line
 branch thence up the said branch south twenty degrees east twenty six
 pole to a sweet gum thence all courses through a highway neck to the
 Beginning together with all houses out houses edifices buildings gardens
 orchards trees ways water water courses profits commodities
 hereditaments & appurtenances to the said plantation tract or parcel
 of land belonging or in any ways appertaining & the reversion and
 reversions remainder & remainders rents issues & profits thereof and every
 part & parcel thereof & all the estate right title interest property
 possession claim & demand whatsoever of them the said Giles & Margret
 Joyner of in or to the same or any part or parcel thereof and the deeds
 evidences & writing touching or in any ways concerning the same
 To Have & to hold the said plantation tract or parcel of land and
 premises with the appurtenances unto the said Thomas Hancock
 his heirs & assigns to the only proper use & behoof of him the said Thomas
 Hancock his heirs and assigns forever and the said Giles and Margret
 Joyner for them selves their heirs & assigns doth covenant

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