

all alien enfeoffed and confirmed to the said William Joyner his heirs assigns
 forever all my right in that certain tract or parcel of land containing by
 estimation one hundred acres of land bounded as follows to wit beginning
 at a Maple on the north side of Black Creek a corner tree of Barnaby M. Kinney
 land thence by the side of M. Kinney's line forty four degrees Northeast one
 hundred and thirty four poles to a red Oak North seventy degrees east eighty
 two poles to a pine over a branch and north sixty poles to a red Oak sapling
 and then along a line of market trees to a large red Oak a corner tree in
 John Lawsons line and along the said line to the aforesaid maple in M. Kinney
 line the said hundred acres of land land being the land that James Hitching
 purchased of William Worrel by a deed bearing date the 24th of Sept. 1760
 and recorded in the court of Southampton as by the records of the said
 county may fully appear and whereas the said James Hitching Decd and
 by his last Will and testament left the aforesaid land to his sons James
 and Matthew Hitching to be equally divided between them and now
 James Hitching son of the aforesaid James Hitching willeth his part of
 the said hundred acres of land to the aforesaid William Joyner it being
 fifty acres together with all houses edifices gardens orchard improvements
 meadow underwoods waters water courses with all the appurtenances thereto
 belonging or in any wise pertaining To have & to hold the said premises
 together with all their appurtenances to him the said William Joyner
 his heirs and assigns forever and the said James Hitching doth hereby
 agree to and with the said William Joyner that at the delivering of these
 presents he had a fee simple right in the said premises and have a law
 full right to dispose of the same free & exonerated from all former
 Leases sales bargains gifts grants rights or titles of Leases to the only
 use and behoof of the said William Joyner his heirs & assigns forever
 according to the true intent and meaning of these presents and
 the said James Hitching his part of the aforesaid hundred acres of land
 with all its appurtenances from the claim of him the aforesaid James
 Hitching or his heirs to the aforesaid William Joyner his heirs & assigns
 will warrant and forever defend by these presents in witness whereof the
 aforesaid James Hitching have to these presents set his hand affixed his