

containing by Estimation three hundred acres more or less & bounded as followeth
 to wit Beginning at a white oak by the side of Tarapin Branch then W by 20
 poles to a pine a corner of James Basden Junr land then by the S. Basden
 land eight degrees N one hundred & forty two poles to a black oak a corner of
 Matthew Joines land thence by the said Joines line N twenty five degrees E
 one hundred & six poles to a black oak & NW by N thirty four poles to a pine
 a corner of Samuel Wlannings land then by the side of the Wleadon Branch
 thence up the various courses of the said Branch to a red oak thence by the
 said Wlannings line N. by E. twenty pole to a white oak thence South six five
 degrees E two hundred & eight poles to a pine by the side of Tarapin Branch above.
 & down the various courses of the run of the said Branch to the Beginning with
 all houses outhouses edifices buildings yards gardens or chards woods underwoods
 trees ways waters water courses profits commodities hereditaments & appurtenances
 thereunto belonging or in anywise appertaining & the reversion & reversion & remainder
 & remainders rents issues & profits thereof & of every part & parcel thereof & all the
 estate right title interest property claim & demand whatsoever of him the said
 Gardeners Fleming & Christian Fleming of in or to the same or any part thereof
 & all deeds evidences & writings touching or in anywise concerning the said premises
 To have and to hold the said tract or parcel of land & premises with the ap-
 purtenances unto the said Thomas Carrell & to his heirs & assigns to the only
 use & behoof of the said Thomas Carrell his heirs & assigns forever & the said
 Gardeners Fleming & Christian Fleming for themselves their heirs & assigns and
 assigns doth Covenant promise & grant to & with the said Tho. Carrell his heirs
 & assigns for ever by these presents in manner & form following That is to say that
 the said Gardeners Fleming & Christian Fleming at the time of the enrolling and
 delivery of these presents hath good right full power & lawful authority to sell &
 convey all & singular the said tract or parcel of land & premises with the appurtenances
 herein before mentioned unto the said Thomas Carrell in fee simple & that the said
 Gardeners Fleming & Christian Fleming is seized of a good & lawful estate
 in fee in the same at the time of enrolling this conveyance & that the said Tho. Carrell
 his heirs & assigns shall & may at all times for ever hereafter peaceably and
 quietly have hold use occupy possess & enjoy the said premises with the ap-
 purtenances free clear & discharged of and from the title claim & debt and
 of any person & persons from all donors entails mortgages debts judgments
 & executions & all other encumbrances whatsoever & also that in the said
 Gardeners Fleming & Christian Fleming & their heirs the said tract &
 parcel of land & premises with the appurtenances unto the said Thomas
 Carrell his heirs & assigns against all & every person & persons whatsoever
 lawfully claiming or to claim the same shall & will warrant & forever
 defend by these presents In witness whereof they the said Gardeners
 Fleming & Christian Fleming have hereunto set their hand &