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and a pagn from the Date of these Presents for and during the Term of Twenty years hereinafter
enjoying and fully to be completed and ended **Building and Repairing** the said yearly and every
year during the said Term yearly granted unto the said Trustees or the Survivors of them the yearly
rent or sum of Ten Pounds one Shilling current Money of Virginia on the first day of January
next AD at the said Enos James for himself his heirs ~~heirs~~ ^{heirs} and assigns doth hereby
Covenant grant and agree to and with the said Trustees and the Survivors of them in W. Warner
and form following (that is to say) that he the said Enos James his heirs or assigns a some of them
yearly and every year during the said Term of 21 years hereafter shall and will well
and truly pay or cause to be paid unto the said Trustees or the Survivors of them the said
yearly Rent above Reserved upon or upon the day and Time above expressed according
to the true Intent and meaning of these Presents ALSO that he the said Enos James his heirs
and assigns shall within the Space of five Years from the date of these Presents build & complete
finish a dwelling House 12 by 16 ft the Frame to be Sawed Covered with Featherbedg Plank and
Shingled with good Pine or Cypress Shingles and shall moreover Plant within with Good
Fences and Cultivate fifty Apple Trees on the said Land hereby granted ALSO that the
Enos James his heirs and assigns shall not during the Continuance of the Term aforesaid
cut down more than one half of the Timber thereon and also that the said Enos James
his heirs and assigns shall and will after the said Dwelling house is Built &
Orchard Planted fenced and cultivated keep the same in good Order and sufficient
Repair during the said Term and shall and will leave the same well and sufficient
repaired at the End of the said Term And the said Trustees do Covenant & grant
Send with the said Enos James his Executors Heirs and assigns that the said
Enos James paying the yearly Rent of Three pounds one Shilling and performing
all the Covenants and agreements herein before contained which on his or their
Parts are ought to be paid done and performed shall and may from time to time
and at all Times during the said Term peaceably and quietly enter upon have
hold possess and enjoy all and singular the said Premises hereby demised with the
appurtenances without the least Trouble Hindrance or Interruption of them the
said Trustees or any other Persons whatsoever lawfully claiming by from or
under them or any of them Provided always that if one year Rent of
the aforesaid shall at any time during the Term aforesaid be in arrears or unpaid
for the Space of Six Months then the Estate hereby leased shall cease to determine and butting
Void and thereafter it shall and may be lawfully for the said Trustees or any
two of them to leave the Premises aforesaid unto such other Person or Persons as they
shall think proper In Witness whereof the Parties to these Presents have hereunto
interchangeably set their hands and affixed their seals the day and year first above written
Sealed and delivered,
in Presence of
Merry Taylor
In: Tho. Blow
Enos James

At a Court held for the County of Southampton the 10 day of June 1773
This Indenture was acknowledged by the within
named Parties before the Court ordered to be Recorded
R. Kells

Barnes
to
Barnes
D. to Ind.
Barnes.
Sep. 1786
This Indenture made the 7th day of July in the year of our said 1773 between Burwell
Barnes of Southampton County & Colony of Virginia of the one part and James Barnes of the County
aforesaid of the other Part Witnesses that the said Burwell Barnes for and in consideration
of the sum of Ten Pounds to him in paid before the Ensigning & delivery of these presents
hath granted Bargained and Sold and doth by these presents Grant Bargain & Sell unto
the said James Barnes his heirs and assigns a certain Tract or parcel of Land lying