

and contain of Southampton containing by estimation one hundred and
 sixty five acres be the same more or less and bounded on the south side
 by a line of New marked trees dividing the premises from the lands of
 Nathaniel Coker and run by consent of the parties concerned, the said line begin-
 ning at a scrub oak in Col. Kello's line thence running nearly a west course to the
 run of the reedy branch thence up the said branch to a pine tree on the south
 side of the reedy branch & bounded on the north of the line aforesaid
 by the most known ancient and reputed boundaries thereof the same being a part
 of a certain tract or parcel of land containing three hundred and thirty
 acres whereof Stephen Simmons died seized and possessed and by his death
 descended to his two Daughters & coheirs to wit Sarah party and Mary the
 wife of Arthur Coker aforesaid and all houses out-houses edifices buildings
 gardens orchards trees ways waters water courses profits commodities
 hereditaments & appurtenances to the said tract or parcel of land belonging
 or in any wise appertaining & the reversion & reversions remainder and remain-
 ders rents issues and profits thereof and of every part thereof & all the
 estate right title interest property claim and Demand whatsoever of them
 the said John Watkins and Sarah his wife of in and to the same or any
 part thereof and all deeds evidences and writings touching or in any wise
 concerning the same To have and to hold the said tract or parcel of
 land and premises with the appurtenances unto the said Nathaniel Coker
 his heirs and assigns to the only proper use and behoof of the said Nathaniel
 Coker his heirs and assigns forever and the said John Watkins and
 Sarah his wife and Lucy Bennet for themselves their heirs executors and
 administrators as hereunto covenant promise and agree to and with the
 said Nathaniel Coker his heirs and assigns by these presents that they the
 said John Watkins and Sarah his wife and Lucy Bennet and their heirs
 the aforesaid tract or Dividend of land to the said Nathaniel Coker his
 heirs and assigns against the title claim or Demand of any person or persons
 whatsoever shall and will warrant and forever defend by these and further
 that they the said John Watkins and Sarah his wife and their heirs shall
 and will from time to time and at all times here after at the request and at
 the costs and charges in the law of the said Nathaniel Coker his heirs & assigns
 make do and execute or cause to be made done or executed any further or other
 act or thing conveyance or assurance for the further better or more perfect
 conveying and assuring the aforesaid lands & appurtenances hereby granted
 or intended to be hereby conveyed to the said Nathaniel Coker his heirs and
 assigns as by the said Nathaniel Coker his heirs or or assigns or his or their
 council learned in the law shall be reasonably advised or required in
 witness whereof the said John Watkins and Sarah his wife & Lucy Bennet
 have hereunto set their hands & fixed their seals the Day and
 Year first above written
 Signed sealed and Delivered
 In presence of

John Watkins
 Sarah
 Lucy Bennet

Ex.

Received this fourteenth Day of May 1770 of the within named
 Nathaniel Coker the sum of two hundred pounds current money of Virginia
 the consideration within mentioned to be paid to
 John Watkins

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