

By these presents Both party grants, Bargain, sell release and confirm unto the said John Simmons, one certain Tract or parcel of land containing three hundred Acres More or less and Bound as follows, to wit, Beginning at a gum on the Spanish swamp thence up the main Run of the said swamp to the Mouth of the sweet house branch bared Oak, a little beyond the mouth thereof thence along Samuel Greys line to a pine in a small branch thence down the said branch to a gum, thence along the old Indian line to and oak thence along a line of new marked trees to the Beginning, with all woods underwoods, Ways waters & water courses and the Reversion and Reversions, Remainder and Remainders, rents, Services of the said premises and Every part thereof And also all the Estate, right Title Interest Claim and Demand whatsoever of him the said Benjamin Kirby, of in and to the said premises and all Duly Evidences touching or in any wise concerning the same To have and to hold the Lands hereby conveyed & all Singular the premises, Bargained, and sold Every part and parcel thereof with their & every of their Appurtenances unto the said John Simmons his heirs and assigns forever To the only proper use & behoof him the said John Simmons, and his heirs and assigns forever, and the said Benjamin Kirby for him self his heirs Executors Administrators Both present and future promise and Grant to and with the said John Simmons his heirs and assigns, by these presents that the said Benjamin Kirby at the time of sealing & delivering these presents is seized of a good sure and perfect right of and in the premises hereby bargained and sold, that he hath good power and Lawfull Authority, to Grant and convey the same to the said John Simmons, and that the said premises now are and so forever hereafter shall remain and be free and clear of and from all former and other gifts, grants, Bargains, sales, Powers, Right, and title of donors judgments & Executions titles troubles charges and Incumbrances whatsoever, made done committed or suffered by the said Benjamin Kirby and his heirs and all and every other person or persons whatsoever shall warrant & forever defend by these