said Edwin Simmons whereof he doth hereby acknowledge the receipt, Hath Bargained and sold and do by these presents Bargain and Sale unto the said Edwin Simmons his Heirs & administrators forever, The plantation tract or parcel of Land, being that is commonly called Davis, Containing by estimation Two hundred & fifty nine acres more or less, being part of the Land that belong to Charles Simmons deceased, & at his Death fell to the aforesaid John Simmons as son an heir at law, and Bounded as followeth to wit Begining at a Maple standing in the edge of the Low grounds of Nottoway River, a Corner tree of Miles Carey & the said John Simmons land, Thence running down the edge of the Low grounds four Hundred & Eight four pole to the Mouth of the Reedy Branch, Thence up the Various Courses of the said Branch Two Hundred & Ninety six pole to Maple a Corner of Miles Careys land, Thence by a Line of marked trees of the aforesaid Careys land, South 79 degrees West 280 pole to the Begining, Together with all houses, & Buildings Works, mills, waters, Water Courses Lowgrounds, Profits commodities & Hereditaments, and Appurtenances Whatsoever, to the same Belonging or in Appertaining, & the reversion, & reversions, remainder, & remainders, rents, & profits thereof and all the Estate, right, title & Interest of the said John Simmons & Lucey his wife of in & to the same every & any part thereof To have and to hold the said tract or parcel of Land premises & every of their appurtenances, unto the said Edwin Simmons his heirs & assigns, To the only proper use behoof of the said Edwin Simmons his heirs & assigns forever, In Witness whereof the said John Simmons & Lucey his wife have hereunto set their hands & seals the Day & year first within Written

Sealed & Delivered
In presence of
William Barnett
A. Williamson
John Redwood

John Simmons jun (Seal)

Lucey Simmons (Seal)