

Can aged and all and singular, the premises bargained sold &
 every part appeared thereof with their and every of their
 Appurtenances, unto the said Daniel Simmons, to his heirs and
 assigns forever. To the only proper use and behoof of himself the
 said Daniel Simmons, his heirs & assigns forever, and
 the said John Simmons, for himself, his heirs Executors &
 Administrators (Both Covenant Promise & Grant to and
 with the said Daniel Simmons, his heirs & assigns by these
 presents, that the said John Simmons at the time of
 sealing & delivering these presents is seized of a good sure
 and perfect right of & in the premises hereby bargained &
 sold, & that he hath good proven & lawful Authority to
 Grant & convey the same to the said Daniel 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, bargained, sales, Recoveries rights & Titles of claims,
 Judgments, Executions, titles, troubles, Charges, & Incumbrances
 Whatsoever, made done committed or suffered by the said
 John Simmons, and his heirs, all and every other person or
 persons Whatsoever, shall warrant & forever defend by these
 presents — And Lastly that the said John Simmons and his
 heirs, and all and every other Person & Persons Whose heirs,
 any thing having or claiming in the premises herein before
 Mentioned or intended to be hereby bargained & sold, shall and
 will from time to time, and at all times hereafter, at the
 reasonable request, and at the proper Costs & Charges in the
 Law of him the said Daniel Simmons his heirs and assigns make
 do and execute or cause to be made done & executed, all and
 every such further and other Act & Acts, thing & things, Conveyances
 and Assurances, for the better more and perfect Conveying &
 assuring the premises abovesaid, with their and every of their
 Appurtenances unto the said Daniel Simmons, his heirs & assigns
 as by the said Daniel Simmons his heirs or assigns their
 Council Learned in the Law, shall be Reasonably advised, advised
 or required In Writings, whereof the said John Simmons hath
 hereunto set his hand & seal the Day & Year first above written
 In presence of us
 William Hix, Sen, Rufus, John Scott &
 John Simmons
 Anne Simmons