

Heirs and Assigns one certain Tract of Land situate lying
 and being in the County of Southampton and bounded as
 follows Beginning at a red Oak standing in the fork of
 Cabin point and South Quay Road thence down South
 Quay road forty four pole to a Sycamore at a corner of the said
 William & John Simmons line thence by John Simmons line North
 fifty three degrees East thirty two pole to a gum thence north
 seventy eight degrees East eighty seven pole to a pine in the
 Branch of the River thence down the various courses of the S.
 Branch as it Meanders two hundred and sixty five pole to a
 pine standing on the Cabin point Road running due
 The said Road will measure one hundred and sixty six pole
 to the beginning with all water and water courses Houses Groves
 profits and Chedements whatsoever to the said Tract of Land &
 premises belonging or in any wise appertaining thereto in
 or upon the same growing happening or arising and also
 The reversion and reversions Remainder and Remainders Tenths
 and services of all and singular the said premises with
 Their appurtenances and also all the Estate right title Inte-
 rest claim or demand of them the said John Simmons
 and Lucy his wife in And to the same to have
 and to hold the said Tract of Land and the Appurten-
 ances unto the said William Simmons his Heirs and
 Assigns to the only proper use of him the said William
 Simmons his Heirs and Assigns for ever and the said
 John Simmons and Lucy his wife the aforesaid Tract
 of Land and premises unto the said William Simmons
 his Heirs and Assigns for ever against them the said John
 Simmons and Lucy his wife and Their Heirs and
 Against all and every other person and persons what-
 soever shall and will warrant and by These presents
 for ever Defend In Witness whereof the said John
 Simmons and Lucy his wife have hereunto set their
 hands and affixed their seals in the day and Year first above
 written