

This Indenture made this seventeenth
 of May one thousand seven hundred and eighty eight
 between Matthew Jones & Anna his wife of Southampton
 County Virginia of the one part and Joshua Gardner of
 the County of Stafford of the other part Witnesseth
 that the said Matthew Jones for & in Consideration
 of the sum of Ten Pounds Current Money of Virginia
 to him in hand paid the receipt whereof he doth hereby
 Acknowledge hath granted bargained and sold by
 these presents doth grant bargain & sell unto the said
 Joshua Gardner a certain parcel of Land lying
 and being in the County of Southampton on the west
 side of Blackwater River and on the East side of the
 Cedar swamp and bounded as follows Beginning at the
 mouth of the Cedar swamp thence running up the River
 or Courses of the Run thereof to the dividing line between
 said Jones and John Mc Cabe thence running the said
 Mc Cabe line to Blackwater River thence down Blackwater
 River to the first station containing by estimation forty
 Acres more or less being part of a Patent for 240 Acres
 of Land granted to Ephraim Lawrence by his Excellency
 Thomas Lee Esq. bearing date the 5th of June 1745 with
 the division and reversions Remainder and Remainders
 unto Issues and profits thereof and of every part and parcel
 thereof to have and to hold the said bargained Premises
 with the Appurtenances unto him the said Joshua Gard-
 ner his heirs and assigns forever together with all woods
 and under woods Meads & Water Courses and all the
 profits and Commodities thereunto belonging or in
 any wise appertaining and the said Matthew Jones
 and Anna his wife for themselves their heirs Executors
 and Administrators do covenant promise grant &
 agree to and with the said Joshua Gardner his heirs and
 assigns forever in the Manner & form following that they
 the said Matthew Jones & Anna his wife at the time of
 the Enrolling & Delivery of these presents are & were
 lawfully seized & possessed of in and to the said bargained