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That the said Nicholas Cobb for and in Consideration of the
 Sum of Fifty pounds Current money of Virginia to him in
 hand paid before the sealing and delivery of these presents the
 receipt whereof he doth hereby acknowledge he the said
 Nicholas Cobb hath granted bargained sold aliened conveyed
 and Conveyed and by these presents doth give grant bargain
 sell and Confirm unto the said Robert Peabworth his heirs &
 assigns forever one certain tract or parcel of land lying & being in
 the County of Southampton on the East side of the Great Swamp
 between Netoway and Black water River and bounded as
 follows that is to say Beginning at a small willow Oak stand-
 ing in a small branch in the north side of the plantation
 thence running Southward by the dividing line between said
 land and James Garner to a corner tree a maple thence
 running the said Dwindings line Westward by to a black gum
 standing in the Cedar swamp thence running up the said
 cedar swamp along a line of marked trees to a black gum a
 corner standing in said swamp thence Eastwardly along
 of marked trees a cross a ridge of land to a sweet gum standing
 in Centre of a small branch thence down said branch to
 express a corner thence Eastwardly along a line of marked
 trees to the first Station Containing by estimation seventy
 five Acres & the same more or less with all rights
 privileges & rents Issues and profits thereon therein or in
 any wise thereunto belonging with the reversion or
 reversions Remainder and Remainders of fall and spring
 the premises To have and To hold To him the said
 Robert Peabworth his heirs and assigns forever freely
 clearly acquitted and discharged from him the said Nicholas
 Cobb for himself his heirs Executors & Administrators both
 Covenant and agrees to and with the said Robert Peabworth his
 heirs and assigns that he hath immediately before the
 sealing and Delivery of these presents a good pure and
 indefeasible right thereto What he the said Robert Peabworth
 shall peacefully and quietly have hold possess & enjoy the
 said land and appurtenances free from any and every
 incumbrance whatsoever and the said Nicholas Cobb
 doth for himself his heirs & assigns forever warrant & defend
 the right of the said land against all and every claim
 or claims of any and every person or persons whatsoever

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