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Barley and to his heirs and assigns forever one certain tract or
 parcel of land situate lying and being on the south side of the main
 black water Swamp in the County of Southampton containing by
 estimation Three Hundred acres be the same more or less and
 bounded as followeth To wit Beginning at white oak by the
 side of the Terrapin Branch then west by south westerly to
 a pine a corner of James Barden's Jr Land thence by third
 Barden's line South eighty degrees west one hundred & thirty
 pole to a black oak a corner of Matthew Jynors land thence by the
 said Jynors line north Twenty five degrees east Two hundred
 and Sixty pole to a black oak and north west by north thirty
 four pole to a pine a corner of Samuel Mannings by the side
 of the meadow branch thence thence up the various courses
 of the said Branch to a red oak thence by the said Mannings
 line Nely East Twenty pole to a white oak thence South Sixty five
 degrees east two hundred and eighty pole to a pine by the side
 of Terrapin branch aforesaid and down the various courses of
 the said branch to the beginning with all Houses out houses
 edifices buildings yards gardens Orchards woods and woods
 Trees ways waters watercourses profits commodities hereditaments
 and appertinances thereunto belonging or in any wise
 appertaining and the reversion and reversions remainders
 remainders rents issues and profits thereof and every part and parcel
 thereof and all the estate right title Interest property claim and
 demand whatsoever of them the said William Simmons & John
 Bailey of in onto the same or any part thereof and all deeds evidence
 and writings touching or in any wise concerning the said premises
 To have and to hold the said tract or parcel of land premises
 with the appertinances unto the said Charles Bailey and to
 his heirs and assigns to the only use and behoof of the said
 Charles Bailey his heirs and assigns forever and the said
 William Simmons and John Bailey for themselves their heirs
 Executors and administrators doth covenant promise & grant
 to and with the said Charles Bailey his heirs and assigns forever
 by these presents in manner and form following that it
 may be that the said William Simmons and John Bailey who