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The said Matthew Gardner and his heirs and assigns for ever and the said David Johnson and Sally his wife for themselves their heirs executors and administrators doth Covenant promise to and with the said Davis Johnson now at the time of sealing and Delivery of these presents Selves pay and save a perfect and Indefeasible estate of Inheritance in fee simple of and in the premises hereby bargained and sold & that he hath good power and lawful and absolute authority to grant and convey the same to the said Matthew Gardner in manner and form aforesaid and that the said premises now are and so for all former and other gifts grants bargains sales leases rights & whatsoever made done committed or suffered by the said Davis Johnson and Sally his wife or Christian Johnson the Mother of the said David Johnson or any other person or persons whatsoever the questions hereafter to grow due and payable to the commonwealth his heirs and assigns for and in respect of the premises only accepted and prescribed and that the said David Johnson and Sally his wife and their heirs all and singular the premises hereby bargained and sold with the appurtenances unto the said Matthew Gardner his heirs and assigns against them the said David Johnson and Sally his wife and their heirs & all & every other person & persons whatsoever shall warrant & for ever defend by these presents And Lastly that their the said David Johnson and Sally his wife and their heirs and all & every other person and persons and his & their heirs any thing having and claiming in the premises here in before mentioned or intended to be hereby bargained and sold shall and will from time to time and at all times hereafter at the reasonable request and at the proper costs and charges in the law of the said David Johnson his heirs or assigns make do and execute or cause or procure to be made done and executed all and every such father and other lawful and reasonable act and acts thing & things conveyances assurances for the better better & more perfect conveying & assuring