

Witnesseth that the said Samuel Ricks for and in consideration
 of the sum of seventeen pounds nine shillings and six pence current money of
 the State of Virginia to him in hand paid by the said William Washington
 at and before the signing sealing and delivery of these presents the receipt
 of which said sum the said Samuel Ricks doth hereby acknowledge and there
 with fully satisfied contented and paid hath bargained sold aliened ^{enjoyed} ^{usually}
 and confirmed and by these presents doth hereby bargain sell alien enjoin
 and forever confirm unto the said William Washington his heirs and
 assigns a certain tract piece or parcel of land lying and being situate in the
 parish and county aforesaid on Flaggys Run swamp and is part of a
 tract of land bequeathed to the said Samuel Ricks by Richard Ricks deceased
 called and known by the old Globe Tract bounded as follows Beginning at a
 maple standing in rough Branch thence up the run of said branch to a sweet gum
 a corner tree of this tract and Simmons Drake standing in George Washington Turn
 line thence a line of marked trees a dividing line of this tract and Simmons
 Drake to a white oak a corner made by the said parties thence a line of
 marked trees also made by the said parties to a pine standing in the said William
 Washingtons line party to these presents a corner tree thence to William
 Washingtons line to the beginning containing by estimation fifty eight acres
 be the same more or less Together with all houses Gardens orchards waters
 water courses woods and under woods mines and minerals and all other
 the profits and commodities thereto belonging or in any wise appertaining
 to have and to hold the said bargained premises with every of the
 appurtenances unto the said William Washington his heirs and assigns
 forever with the reversion and reversions remainder and remainders
 rents Issues and profits thereof and every part and parcel thereof
 And the said Samuel Ricks for himself his heirs he doth covenant
 grant and agree to and with the said William Washington his heirs
 and assigns in ^{the} following manner (that is to say) that he the
 said Samuel Ricks at the time of the signing Sealing and
 delivery of these presents stands lawfully Seized and possessed
 of in and to the said bargained premises in a good and pure
 estate in fee simple and that the same is fully freely and
 clearly acquitted and discharged of and from all former gifts
 grants Deeds mortgages Powers and Joints and of
 and from all manner of incumbrances whatsoever
 that he the said Samuel Ricks hath a good
 right and lawfull authority to sell and