

496
followeth Beginning at a pine in the white meadow at Blunith & Monks line
then N. 32° W. 36 poles up a straight branch then along John Monks N. 81° W.
33 poles to a pine long then N. 74° W. 17 poles to a red oak then N. 46° W. 12
poles to a Hickory a corner of the Land then N. 7° W. 3 poles to a Hickory
in Doctor Randall's line thence along the said Randall's line N. 12° East
9 poles to a pine then N. 71° W. 74 poles to a pine then N. 57° East 36 poles to a pine in
Hovell Scarborough's line thence along Scarborough line N. 80° East 38 poles
to a pine then N. 72° East 1 1/2 poles to a Spanish oak then N. 53° E. 74 poles
to a red oak then N. 48° E. 15 poles to a dogwood then N. 32° W. 26 poles
to a pine then N. 53° E. 84 poles to the white meadow then down the
various courses of the Meadow 329 poles to the Beginning to the first
station To have and to hold the said one third part or parcel of
Land with the appurtenances unto the said James Simmons His &
assigns together with all profits commodities advantages hereditaments
whatsoever also the reversion & reversions remainder Remainders rents
& services of the said Land & premises & of every part thereof also all the
estate Right title interest claim & demand whatsoever of the said
Lanier & Mary his wife their heirs execs. &c. of us & to the said Land
& premises above mentioned & every part thereof with the appurtenances
thereto James Simmons his heirs & assigns to & to the proper use & behoof
of the said James Simmons his heirs & assigns forever And the said
Nicholas Lanier & Mary his wife for themselves & their execs. & assigns do
Covenant grant & give to & with the said James Simmons his heirs & assigns
that he the said Nicholas Lanier & Mary his wife is lawfully seized in fee
simple of the one third part of the above sold premises with the appurtenances
thereunto & lawful authority to sell & convey the same unto the said James
Simmons his heirs in fee simple & the said Nicholas Lanier & Mary his wife
unto their heirs & assigns a certain tract or parcel of land & premises hereby
bargained & sold unto the said James Simmons his heirs and assigns & every
all of them against the said Nicholas Lanier & Mary his wife heirs &
against all and every other Person or persons whatsoever shall & will