

containing by Estimation Eighty three Acres be the same more or less together with all
 Houses and outhouses woods and under woods Gardens waters & water courses swamps
 Marshes low grounds Meadows and all Mines and Minerals and all other the
 Rights commodities & hereditaments whatsoever belonging or in anywise appertain-
 ing To Have and to hold the said bargain'd premises unto the said Richard
 Beal his heirs and assigns forever with the reversion and reversions remainder
 and remainders unto Issues & Heirs thereof and every part & parcel thereof and
 the said William Ward for himself his heirs heirs and assigns doth covenant
 and agree to and with the said Richard Beal his heirs & assigns in the following
 manner that is to say that the said William Ward at the time of the signing
 & sealing of these Presents is lawfully seized and possessed of in and to the said
 bargain'd premises in a good & pure estate in fee simple & that the same is fully
 and clearly acquitted & free from all former gifts grants deeds mortgages incumbrances
 from all manner of Incumbrances & that the said William Ward hath a good
 right and lawfull authority to sell convey the said tract or parcel of land
 unto the said Richard Beal his heirs and assigns forever and lastly the
 said bargain'd premises with the appurtenances unto the said Richard
 Beal his heirs & assigns he the said William Ward his heirs executors adm.
 and assigns will warrant and forever defend by these Presents against the
 lawful claim of any person or persons whatsoever or whomever In Witness
 whereof the said William Ward hath hereunto set his hand & affixed his seal the day &
 Year above written

William Ward Esq
 mark.

Signed Seal'd & Delivered

In Presence of
 Jonas Edwards
 Abia Beal
 Abia Beal
 Lewis Joyner

Memorandum that on the 5th day of Nov^r 1795
 quiet and peaceable possession and enjoyment of the within
 mentioned land was given and delivered by the said William Ward
 unto the within mentioned Richard Beal To hold to him his heirs and assigns forever
 according to the true intent & meaning of the within deed

William Ward
 mark.

Received this 5th day of January 1795 of the aforesaid Richard Beal the just & full
 sum of £ 20. 6. 7 current money of Eng^l being in full of the consideration within men-
 tioned

William Ward
 mark.

Teste
 Jonas Edwards
 Abia Beal
 Abia Beal
 Lewis Joyner