

on Monday the 23rd day of October 1815.

This deed from John Hopkins and Lucy Jones his wife to James Ruffin was acknowledged by said John Hopkins and together with the original here to annexed of the acknowledgement of the said Lucy Jones ordered to be recorded.

Teste Robert Pollard, C.C.

Truly recorded

Teste

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This Indenture made this 2nd day of March 1809 between John Ruffin of King William County & State of Virginia of the one part & James Ruffin of the same County and State of the other part witnesseth that the said John Ruffin for and in consideration of four hundred and three pounds eighteen shillings & six pence lawful money to him in hand paid by the sd James Ruffin the receipt whereof he hereby acknowledgeth hath granted bargained and sold and these presents doth grant bargain and sell unto the said James Ruffin all his interest right and title in & to a certain tract or parcel of land with its appurtenances situate lying and being in the Parish of St John and County of Sweet Hall & known by the name of Sweet Hall which remain still among the distributives of James Ruffin dec'd and lately held in Land by the mother of the sd distributives by name Robert, John, Lucy, Jones, Sterling & William Ruffin to have and to hold the same interest which the said John might or would have drawn in & to the sd Land with all its appurtenances unto the said James Ruffin his heirs & assigns forever to the only proper use and behoof of the said James Ruffin his heirs and assigns forever & the said John Ruffin for himself his heirs doth covenant & agree to and with the said James Ruffin that he hath a good and lawful right to sell & convey his interest in & to the tract or parcel of Land with its appurtenances to the said James Ruffin in manner herein conveyed or intended to be conveyed and do by this ever warrant and defend all his right & title to the same unto the said Ruffin his heirs & assigns forever against himself the said John Ruffin and against all and every person & persons whatsoever claiming, or to claim from, or under him. them or either of them In witness whereof John Ruffin hath hereunto set his hand and affixed his seal the year before written.

John Ruffin

Teste

Robert Ruffin

John Ruffin