

eight hundred and four between William Wyatt of the one part, and Reuben Atkins of the other part and in consideration of the sum of Two hundred and fifty pounds sterling as have been paid to the said William Wyatt the receipt whereof he doth hereby acknowledge have granted, bargained and sold and do by these presents grant, bargain, sell, release and convey unto the said Reuben Atkins his heirs and assigns, all that tract piece or parcel of land containing the said William Wyatt now lies containing One hundred and thirty nine Acres and two roods and one half according to a survey made by John Tice in the Year One Thousand seven hundred and seventy six and bounded as follows to wit. beginning at a forked corner with the land now the property of Thomas Tignor standing on the public road and running from thence down the said road and to a red oak corner with the land of Bayle Hill thence running with the said Hills line southerly two degrees West forty three poles to a pine standing on Hills Oak corner with the land now of the Reuben Atkins then with the line of said Atkins South eighty seven degrees West two hundred eighty six poles to a corner in George's branch with said Atkins's land in James Parrells line then down that branch as it meanders to the bluffs corner abutted to a oak ft corner with the land of Thomas Tignor running from thence with the land of said Tignor North sixty six East two hundred thirty eight poles to the beginning together with all and singular the privileges emoluments and appurtenances belonging to have and to hold the said land and premises hereby conveyed unto the said Reuben Atkins his heirs and assigns forever in fee absolute and unconditional free simple to them only their heirs and assigns and the said William Wyatt doth for himself his heirs Executors administrators further covenant and agree to and with the said Reuben Atkins his heirs and assigns that the said William Wyatt his heirs Executors and administrators the said land and premises hereby conveyed and all and every part and parcel thereof unto him the said Reuben Atkins his heirs and assigns and assigns forever and to ever defend against the right title claim and demand of all and every person whatsoever. In testimony whereof the said William Wyatt doth hereunto set his hand and affix the day and date of this Indenture

Signed sealed and acknowledged
in presence of us

Daniel Powers
Benjⁿ Quarles
Roger Gregory
Francis Noble
John Fox

X-287

William Wyatt

At a Court of monthly session here for King William County at the Courthouse the 27th of January 1800. The Deed from William Wyatt to Reuben Atkins was acknowledged by the said Wyatt and named to be recorded.

Teste Robert Pollard Clerk
Jas. R. Bell