said Denton Hammond his heirs and assigns all the seven sixths and the one tenth of two ninths of that part of a tract of land called The Resurvey on Spring Garden Situate lying and being in Frederick County & State of Maryland being the farm formally owned by the late Thomas L. Hammond Beginning for said part at a stone heretofore planted for the beginning thereof and running thence with and bounding on the former bounds correcting them to correspond with the Calls and stones planted North 6¾ degrees East 156 and one tenth pes to a stone now planted by those interested upon the 18th line of a tract of land called The Resurvey on Springfield Delight as settled by Consent then North 81 degrees and fifty minutes East 86 pes to a stone now planted at a Corner of five eighths of an acre of land part of the Resurvey on Spring Garden" laid off for John L. Eberly then bounding thereon the two following Courses North 1¾ degrees West 11¾ pes to a stone South 85½° East 37¼ pes to a stone then North 10¼° West 137 4/10 pes to a stone formally planted North 87¼° West 81¼ pes to a stone formally planted South ½ degree West 2¼ pes to a ~~stone formally planted~~ the place of beginning aforesaid Containing and laid out for 87 7/8 acres of land together with all and singular the buildings improvements woods waters water courses rights members privileges advantages and appurtenances thereunto belonging or in any wise appertaining and all the estate right title and interest trust property claim and demand whatsoever at law and in Equity of them the said Allen C. Hammond & Sarah E. Hammond his wife of in and to the same. To have and to hold the said herein described premises with the appurtenances thereunto belonging unto the said Denton Hammond his heirs and assigns to the only proper use of the said Denton Hammond his heirs and assigns forever. And the said Allen C. Hammond and Sarah E. Hammond his wife for themselves and their heirs and assigns the tract and parcel of land and premises above described and herein mentioned to be granted bargained and sold with the appurtenances unto the said Denton Hammond his heirs and assigns shall and will warrant and defend by these presents against the claim of all persons whomsoever claiming in any manner by from under or in trust for they said Allen C. Hammond and Sarah E. Hammond his wife for themselves and their heirs do hereby Covenant promise and agree to and with the said Denton Hammond his heirs & assigns that they the said Allen C. Hammond and Sarah E. Hammond his wife their heirs and all persons claiming under them shall and will from time to time and at all times hereafter at the reasonable request Cost and charge of the said Denton Hammond or any of his heirs and or assigns make and lawfully execute acknowledge and deliver all and any such further and other deed Conveyance and assurance in the law whatsoever for the better and more fully Conveying and assuring to the said Denton Hammond his heirs and assigns the said premises with the appurtenances hereinbefore described and mentioned to be bargained and sold according to the true intent and meaning of the parties to these presents as by the said Denton Hammond or his heirs or assigns or by any of their Counsel