

party of the second part, the receipt of which before the sealing and delivery of these presents is hereby acknowledged, have given, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and do by these presents give, grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the party of the second part, all that part of a tract of land formerly called "Oxon Hill Manor," now called "Mount Welby," lying and being in Oxon Hill District, Prince George's county, Maryland.

Beginning for the same at a stone on the north side of the main road from Alexandria Ferry to Upper Marlboro', and also on the west side of the main road from Broad Creek to Washington, D. C., and running with the west side of last mentioned road north one degree east eighteen perches; then with the centre of said road north twelve degrees fifteen minutes west seventy perches; north ten degrees thirty minutes east twenty-six and four-tenths perches; north one degree east fourteen perches; north twenty-three degrees forty five minutes west twenty-eight perches; north forty degrees fifteen minutes west twenty perches; north forty-nine degrees forty-five minutes west seventeen perches; north four degrees thirty minutes east fourteen and seventy-two hundredths perches; north twenty-six degrees west twenty-five and sixty-eight hundredths perches; to intersect the 53d line of Oxon Hill Manor seven and two-tenths perches from its beginning, then with the lines of Oxon Hill Manor (corrected) down Oxon Run, south thirty-one degrees west four and eight-tenths perches; south fifty-five degrees thirty minutes west eight perches; north seventy-five degrees thirty minutes west twenty-five perches; south eighty-five degrees thirty minutes west twenty perches; south fifty-two degrees thirty minutes west thirty-two perches; south eighty degrees thirty minutes west twenty-eight perches to Oxon creek; then in a southerly and southwesterly direction by and with said Oxon creek to an Ash tree a bound of that part of Mt. Welby (Oxon Hill Manor), now called Gregory's Discovery, then leaving said Oxon creek and with Gregory's Discovery south forty-one degrees fifteen minutes east six perches; south forty-five degrees fifteen minutes east twenty-one perches, then leaving