

therein mentioned did graunt unto the said John Emmitt a certain Tract of Land called the enlargement situate
 lying & being on the east side of Chesapeake Bay and on the southeast side of Potomack river about one mile & a half
 off the river beginning at a white oake belonging to Amulberie Grove from thence North thirty degrees west one
 hundred perches to a marked white oake thence east thirty degrees North eighty perches to another white oake marked
 thence South thirty eight degrees east one hundred eighty seven perches to a marked white oake thence South thirty
 four degrees west three hundred & eighty perches thence North fifty four degrees one hundred and four perches
 binding upon George Emmitts Land to a white oake marked thence North thirty six degrees east binding upon Muller
 Grove to the first limory containing & laid out for three hundred acres more or less according to Certification of the
 Survey thereof taken & returned into the Land office at the City of S^t. Maryes bearing date the Eighteenth day of
 September Anno. Do^m. 1604 & there remaining upon record for three hundred acres as aforesaid together with
 all rights profits benefitts & Priviledges therunto belonging roiall names excepted To have & to hold the said
 Tract of Land to him the said John Emmitt his heires & assignes for ever with the rents and services in the said
 graunt reserved relation therunto more fully & more at large it may & doth appear ^{in this Indenture}
 further writing that the said John Emmitt and Hannah his wife for divers good causes & considerations them
 therunto moving but more especially for & in consideration of seven thousand pounds of Tobacco unto
 them in hand paid by the said John Miller before sealing & delivery hereof the receipt whereof & of every part
 and parcel thereof the said John Emmitt & Hannah his wife doth hereby acknowledge and thereof doe fully
 freely clearly & absolutely graunt & discharge the s^d. John Miller his heires & administrators
 for ever by virtue of this Indenture have given graunted bargained & sold enfeoffed & confirmed and by these
 presents doe give graunt bargain sell enfeoff and confirm unto him the said John Miller his heires & assignes
 for ever all that Tract of Land before mentioned called the enlargement situate and bounded as aforesaid
 together with all the rights profits benefitts & appurtenances therunto belonging roiall names excepted
 To have and to hold the same & every part & parcel thereof to him the said John Miller & to the only
 proper use & behoofe of the s^d. Miller his heires & administrators & assignes for ever without any mortgage
 condition redemption use or limitation to recall alter charge or determine the same the rents & services due to the
 Lord or Lords of the fee alive & excepted & foreprized And the said John Emmitt and Hannah his wife for themselves
 their heires & administrators & assignes doe covenant promise & grant to and with the said John Miller
 his heires & administrators & assignes & to & with every of them by these presents in manner & forme following that
 is to say That they the said John Emmitt and Hannah his wife now are & both of them is and standeth lawfully
 possessed and interested of and in the said Tract of Land called the enlargement with all wholly & singularly
 appurtenances thereof And that they the s^d. John Emmitt & Hannah his wife have good right full power lawfull
 Authority in themselves to give graunt bargain alien sell convey assigne enfeoff & confirm the said Land
 & premises with the and every of the appurtenances unto him the s^d. John Miller his heires & administrators
 assignes in manner and forme as aforesaid And that he the said John Miller his heires & administrators & assignes
 shall & lawfully may from time to time and at all times for ever hereafter stand ~~amply~~ perfectly fully lawfully
 and effectually seized and possessed of and in the premises and the appurtenances and shall may peaceably and
 quietly have hold occupy possess the Land aforesaid called enlargement together with all wholly and singularly the
 Commodities hereditaments and appurtenances thereof in any wise appertaining without the lawfull Lett & with
 trouble interruption or disturbance of any person or persons whatsoever And also free & clear & freely &
 clearly acquitted exonerated & discharged or otherwise sufficiently & well saved & kept harmless of and
 from all and all manner of former & other bargained sales gifts graunts leases estates rights Tyles
 Joynitures Dowres fines forfeitures mortgages statutes recognizances Judgements executions Rents
 Annuities Charges Burthens Incumbrances whatsoever had made done or suffered or to be had made
 done or suffered by the said John Emmitt or Hannah his wife or either of them their or either of their heires
 Executors administrators ^{or assignes} & by any other person or persons whatsoever And also that they the said John
 Emmitt or Hannah his wife or their heires & administrators or assignes of either of them shall & will
 from time to time and at all times hereafter at the reasonable request & at the only Cost & Charges in the
 Lawe of the said John Miller his heires & administrators or assignes make due acknowledgement & provide
 & suffer or cause to be made done acknowledged & suffered all & every such further & other Act & Acts
 thing & things devise & devisees assurance & assurances in the Law whatsoever for the further & more full