

This Indenture Tripartite made the fifth Day of
 April in the second Year of the Dominion of the Right Honourable Frederick
 Absolute Lord and Proprietary of the Provinces of Maryland and Avalon Lord Baron of
 Baltimore and in the Year of our said God One Thousand seven hundred fifty &
 three Between Joshua Atkinson of Worcester County in the said Province of Mary-
 land Planter and Elizabeth his Wife (Daughter and Devisee of a certain William
 Scott late of Somerset County in the said Province of Maryland Deceased) and also
 James Atkinson of Worcester County aforesaid Planter (Eldest son and Heir Apparent of
 the said Joshua and Elizabeth) of the first part, Stephen Horsey the Younger of the
 said County of Somerset Planter of the second part and Southy Whittington of the
 County of last mentioned Gentleman of the third part Witnesses that the said Joshua
 Atkinson and Elizabeth his Wife and James Atkinson for the Docking Rearing and
 Cutting off all Estates Tail and Remainders in Tail of and in the Mesuages ~~lands~~
 Tenements Lands and Hereditaments herein after mentioned and for setting and
 Assuring the same to and for the Uses Intents and Purposes herein after Limited
 expressed and declared and in Consideration of five Shillings to them or one of them
 by ~~the~~ and with the Consent of the other of them in hand paid by the said Stephen
 Horsey the Receipt whereof is hereby acknowledged and for divers other good Causes &
 Considerations them the said Joshua Atkinson and Elizabeth his Wife and the said
 James Atkinson in this behalf moving Have and every of them Hath granted
 bargained sold released and confirmed and by these Presents Do and every of them
 Doth grant bargain and sell release and confirm unto the said Stephen Horsey
 and to his Heirs and Assigns for ever All that Part or Parcel of one Tract of Land
 called Scotland and the whole of one other Tract of Land called Scotts Tolly both
 Situated on the East side of Chesapeake Bay on the North side of Pocomoke Bay
 about three Miles from Watteries Point in the said County of Somerset which were
 Devised by the above named William Scott to his said Daughter the above mentioned
 Elizabeth in Fee Tail called and known by the Name of Canaan and first
 described within the Courses Bounds and Limits following to wit Beginning at a
 marked ^{Crescent} Post where formerly did stand a marked Water live Oak at the head of Ponds
 being the Divisional Bounder agreed upon by the said Joshua Atkinson and Jacob
 Morrill deceased to be a Division between them thence South West fifty Perches
 thence South East by ~~the~~ South One hundred fifty and six Perches, thence East
 half a Point Southerly forty six Perches thence South twenty Perches thence West
 half a Point Northerly One hundred and six Perches thence South West eighteen Perches
 thence East three fourths of one Point Southerly one hundred and Twenty Perches
 thence South East half a Point Southerly forty two Perches thence South East half a
 Point Easterly sixty Perches to a marked Cedar Post artificially set up in the ground