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being part of Hawley's Manor and lying on St. James's Creek  
beginning on the north west corner at a marked white  
Oak with sea-matches running thence west north west to  
a Chesnut from thence north with the ancient Tract of Land  
whith it intersect Gibbons's Line and from thence East to a  
marked Gum on the north course of Timber neck and thence  
on and with the Creek to the beginning containing one  
hundred acres of Land more or less together with all and  
singular the Houses of Lands Buildings improvements Profits  
Commodities and Advantages to the same belonging or in  
any wise appertaining and all the Estate Right Title Interest  
Use Trust property Claim and Demand whatsoever of  
into or out of the said Tract of Land and Premises with  
the appurtenances and the Reversion and Reversions —  
Remainder and Remainders Rents Fines and Profits of  
the said Tract of Land and every part thereof To have  
and to hold the aforesaid Tract or parcel of Land hereby  
Released and Confirmed or Intended so to be now in the  
Actual Possession of him the said John Ball by virtue  
of a Deed of Bargain and Sale to him thereof made  
bearing Date the Day next before the Day the Date  
of these presents and by force of the Statute for transferring  
uses into Possession) unto him the said John Ball —  
his heirs and assigns forever to the Intent and Purpose  
that the said John Ball may be perfect Tenant  
of the Freehold of the said Premises that a Common  
Recovery may be had and suffered for the Land aforesaid  
at the next Provincial Court or some other subsequent  
Court and it is hereby Declared by and Between (The)