

The Premises with the Appurtenances here in before mentioned & Intended to be hereby
 Granted to the said Patrick Duncan his heirs and Assigns for ever to the only proper Use and
 behoof of the said Patrick Duncan his heirs and Assigns for ever And the said George
 Matthews for himself his Heirs Exec^{rs} and Admin^{rs} Doth Covenant promise Grant
 and agree to and with the said Patrick Duncan his Heirs Executors Admin^{rs} and Assigns that to
 the said George Matthews, the said parcel of Land and Premises herein before mentioned and intended
 to be hereby Granted and every part and parcel thereof unto the said Patrick Duncan his heirs and
 Assigns against him the said George Matthews and his heirs and all persons Claiming by from or under
 him or them shall and will warrant and for ever defend by these presents And further that the said
 George Matthews his heirs and Assigns shall and will at all Times hereafter upon the lawful and
 reasonable request and at the Costs and Charges in the Law of the said Patrick Duncan his Heirs & Assigns
 Make Do Acknowledge respect and execute unto the said Patrick Duncan his Heirs & Assigns
 all and every such other and further lawful and Reasonable Consequencies & assurances in the Law
 Whatsoever for the further and better Granting Conveying and Assuring the said parcel of Land
 and Premises with the Appurtenances unto the said Patrick Duncan his Heirs and Assigns
 as by the said Patrick Duncan his heirs and Assigns shall be reasonably devised advised or
 required In Witness whereof the said George Matthews hath here unto set his hand
 and Seal the and Year above written

Sealed and Delivered }
 in the presence of }
 Ruston Gay

Geo. Matthews

On the Back of the foregoing Deed was thus Written
 Received the Day and Year within mentioned of Patrick Dunbar the Sum of One hundred
 and Eighteen Pounds Currency being the Consideration Money mentioned in the within Deed, as
 Witness my hand
 Test Ben. Dunbar Geo: Matthews

On the 15th Day of August 1769 Came the within named George Matthews before us
 the Subscriber's two Justices of the Peace for Washington County and acknowledged the within
 Deed to be his act and the Land thereby bargained and sold to be the Right & Title of the within
 named Patrick Dunbar his heirs and Assigns for ever On the same Day was Dorothea Wife
 to the said George Matthews by us Examined out of her Husbards hearing who Acknowledged
 all