

lyeing and being in Albort County aforesaid on the west side of Pantupen River upon
the first Bargain att a marked Oak waite a Byt or Barren and running North up
the River for betwixt one hundred and fifty perches into the bound tree of Sams
Bryns land bounding on the North with a line drawn west from the said Tree for the
length of Estate hundred and twenty perches on the west with a line drawn south
from the end of the west line for the length of one hundred and fifty perches
on the South with a line drawn East from the end of the South line into the first
marked Oak on the East with the said River, containing two hundred Acres more
or less (excepting and reserving unto Hannah the late wife of John Potts aforesaid
deceased the one third part of the same lands during her naturall life) together
with all rights profits benefits advantages and appurtenances whatsoever thereto
unto belonging **TO HAVE** and to hold the said lands (except before excepted) and
all other the premises herby granted bargained sold, or intended to be granted
bargained and sold and every part and parcel thereof with all and singular their
and every of their appurtenances unto the said Ninian Bales his heirs and
Assigns forever to the only proper use and behoofe of him the said Ninian
Bridgett his wife for the use of the said Ninian Bales his heirs and Assigns
of the said premises and Assigns forever And the said Isaac Foxcroft and
his wife do covenant promise and grant to and with the said Ninian Bales his
heirs Assigns and every of them by the said Ninian Bales his
and form following viz: That the said Isaac Foxcroft in his own right now
is and standeth lawfully seized of a good perfect and absolute Estate, in law
in fee simple off and in the said parcels of lands and other the premises with
their appurtenances, and that the said Isaac Foxcroft hath a ^{good} lawful Right and authority to
bargain sell and assure the same unto the said Ninian Bales his heirs and
Assigns forever according to the tenour meaning of the said premises And that the
said land and other the premises with their appurtenances now are and for ever
hereafter shall be and continue to be and free discharged and acquitted or
otherwise at all times saved from claims by the said Isaac Foxcroft and Bridgett
his wife the said Ninian Bales his heirs Assigns off and from all and singular
former grants bargains sales Estates Bonds Statutes Injunctions Bonds
Letters of Debts Joynures rents arrears aged of Rents, and other charges and
Injurments whatsoever now made or done or to be had made or done by or
from the said Isaac Foxcroft or Bridgett his wife or by any other person or
persons claiming by from or under them or either of them or by their curators of
their heirs or promoters And the said Isaac Foxcroft and Bridgett his
wife the said Ninian Bales his heirs Assigns will warrant and defend the same (except
before excepted) unto the said Ninian Bales his heirs and Assigns forever
against Thomas Gyre and Jane his wife of the Colony of Virginia aforesaid
the said Ninian Bales his heirs Assigns and all other person or persons
whatsoever And further that the said Isaac Foxcroft and Bridgett his
wife