

This Indenture Made the twentieth day of February in the year
of our Lord one thousand six hundred ninety one Between Edward
Middleton of s^t Maryes County Gent of the one part and Phillip Lynes
of the same County Merchant on the other part Witnesseth That the s^d
Edward Middleton for and in consideration of the sume of seven thousand
pounds of tobacco to him in hand paid at & before the unsealing here of by
the s^d Phillip Lynes the receipt whereof the s^d Edward Middleton doth
hereby acknowledged accordingly & himselfe to be thereof and therewith fully
satisfied and thereof and every part thereof doth clearly acquit exonerate
& discharge the s^d Phillip Lynes his heirs Executors & Administrators &
Every of them for ever by these presents Hath given granted bargained
Sold aliened enfeoffed and confirmed and by these presents doth fully clearly
and absolutely give grant bargain sell alien enfeoff and confirm unto
the s^d Phillip Lynes and his heirs All that messuage or tenement and
plantation commonly called Evans reserve lying in the shire of Virginia
one hundred acres more or less lately bought and purchased by the s^d Edward
Middleton of & from Edward Evans And all orchards gardens houses
out houses wayes easements profits comodities and appurtenances to the
s^d Tenement belonging or in any wise appertaining And all woods
underwoods timber & timber trees and all deeds patents writings and
dividends belonging or relating therunto The conveyance of which
plantation & land was by the s^d Evans acknowledged according to law in
s^t Maryes County Court in January Court last past To have to hold
the s^d messuage or tenement land and plantation and other the premises
hereby bargained & sold with the appurtenances unto the said Phillip Lynes
his heirs & assigns To the only proper use & behoofe of the s^d Phillip Lynes
his & assigns absolutely and for ever to be holden of the Chief Lord or Lords
of the fee or fees of the premises by the rents & services therofore due of Right
accustomed AND the s^d Edward Middleton for him & his heirs the s^d messuage
land & premises unto the s^d Phillip Lynes his heirs & assigns against all
persons what soever shall & will warrant and for ever defend by these presents
AND Also the s^d Edward Middleton for him his heirs Ex^{ors} & Adm^{rs} and
for every of them doth covenant grant & agree for and with the s^d Phillip
Lynes his heirs & assigns by these presents That he the s^d Phillip Lynes
his heirs & assigns shall & may from hence forth for ever peaceably
and quietly have had occupy possess & enjoy the s^d messuage or tenement
land & premises and every part thereof free & clear and freely &
clearly acquitted exonerated & discharged of & from all & all manner
of bargains sales gifts grants titles troubles debts charges and
encumbrances what soever the quit rent from hence forth to become
due only excepted, AND further that he the s^d Edward Middleton & his
heirs and all claiming any estate in or to the premises shall & will at the
request cost & charges of the s^d Phillip Lynes his heirs or assigns make
& grant unto him or them such further & other assurances or affirmances
in the law of the above premises as by the said Phillip Lynes his heirs
or assigns or his or their Council learned in the law shall be reason-
ably desired or advised & required all which further assurances shall be &
inure & shall be deemed adjudged construed & taken by inure to the
only proper use and be proofe of the s^d Phillip Lynes his heirs & assigns
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