

His heirs & assigns for ever more to no other use intent
 or purpose whatsoever and the said Nicholas Smith for himself
 his heirs & assigns doth covenant promise & grant to &
 with the said John Gardiner his heirs & assigns by these presents
 that the said Camelia Boddy notwithstanding any act by them
 the said Nicholas & Camelia to the contrary at the time of
 the enfeoffing & delivery of the said presents is & standeth lawfully
 and rightfully seised of & in the said lands & premises and
 every part and parcel thereof that the said Nicholas Smith
 for and notwithstanding an act done by him to the contrary now
 hath by virtue of the power & authority aforesaid to him given by the said
 Camelia full power just right & lawful authority to grant bargain
 and sell the same & every part and parcel thereof unto the said
 John Gardiner his heirs & assigns in manner & form as is before
 in the said presents expressed & the same lands & premises every part
 and parcel thereof with their appurtenances shall & lawfully
 forth for ever remain & continue unto the said John Gardiner
 his heirs & assigns freely acquitted & discharged of
 and from all manner of former bargains sales gifts grants mor-
 =gages Dowers Joyntures Leases rents charges Troubles or in cum-
 =brances whatsoever had made committed suffered or done by the said
 Nicholas or the said Camelia Boddy or either of them or any other
 person or persons whatsoever claiming from by or under him her
 them or either of them or by his her or their means privily con-
 =soul or procurement (the Rents & Services from henceforth grow-
 =ing to the Lord of the Fee only excepted) And lastly the said
 Nicholas Smith doth for himself his heirs & assigns doth hereby
 further covenant that he the said Nicholas Smith his heirs & assigns or
 assigns shall & will from time to time & at all times hereafter as
 the reasonable & at the Costs & Charges of the said John Gardiner
 his heirs & assigns by such further or other lawful act or ac-
 thing or things conveyed or assured in the Law whatsoever
 as