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Aliened Bargained Sold Enfeoffed Conveyed and Confirmed and by  
 these presents ~~the said Richard Lowther~~ ~~Richard Lowther~~ ~~Richard Lowther~~  
~~Richard Lowther~~ ~~Richard Lowther~~ ~~Richard Lowther~~ ~~Richard Lowther~~ ~~Richard Lowther~~  
 and absolutely give Grant Alien Bargained Sell Enfeoffed Conveyed and  
 Confirmed unto the said Philimon Coye his heirs and Assignes forever  
 All that Tract or parcel of Land called Willons lying in Talbot County  
 on the East side of a Creek called Duckhoe Creek Beginning at a marked  
 poplar tree standing on the west side and at the corner of a Branch of  
 the said Creek running thence north one hundred and sixty perches -  
 thence west one hundred perches and from the end of the west line  
 South Six hundred and fifty perches then East three hundred perches  
 and from the East Line North four hundred and eighty perches  
 and then west two hundred to the said marked poplar tree  
 and laid out for one thousand acres more or less together with  
 all houses Outhouses Orchards Gardens Yards Enclosures Land  
 Tenements meadows pastures woods underwoods timber and Timber  
~~and~~ trees and all other the rights members Jurisdictions and  
 Appurtenances whatsoever to the said land and premises belonging or  
 in any wise appertaining all which said Land Tenements hereditaments  
 and appurtenances are now in the actual possession and Occupation  
 of him the said Philimon by virtue of a Lease parcel by him the said  
 Richard to the said Philimon thereof and of every part and parcel  
 thereof for one year commencing the first day of may last fully  
 to be completed and ended made to have and to hold the said  
 land and premises with all every and singular their rights members &  
 Appurtenances unto him the said Philimon Coye his heirs  
 and Assignes to the only proper use and behoof of him the said Philimon  
 his heirs and Assignes forever And the said Richard for himself his  
 heirs <sup>he</sup> and <sup>adm.</sup> the said one thousand acres of land and premises  
 before granted Bargained and Sold or hereby meant mentioned or  
 Intended to be granted Bargained and Sold with the appurtenances unto the  
 said Philimon and his heirs to the only proper use and behoof of him  
 the said Philimon and his heirs and Assignes forever against him or  
 said Richard Lowther in his heirs and Assignes and all and every other  
 person or persons whatsoever shall and will warrant and forever defend  
 by these presents And the said Richard Lowther for himself his heirs  
 he and adm. doth hereby further Covenant promise grant and  
 Agree and with the said Philimon his heirs and Assignes that it shall  
 and may be lawful for him the said Philimon his heirs <sup>and</sup> Assignes  
 (and)