

That the said Thomas Joyce the Youngest Son of the said Thomas Joyce deceased for and in Consideration of the Sum of Fifty Pounds Current money to him in hand paid by the said Richard Henderson the receipt whereof the said Thomas Joyce doth hereby acknowledge hath given granted bargained sold aliened enfeoffed and Consigned and by these presents for himself and his heirs doth give grant bargain sell Alien Confeoff and Consign unto him the said Richard Henderson his heirs and Assigns all his undivided moiety or half part of the aforesaid Tract of Land called Nicholers hunting Quarter alias Nicholls Hunting Quarter lying and being in Prince Georges aforesaid originally on the tenth day of July 1715 granted to a certain William Nichols and situate lying and being on the South East Side of the North East Branch of Potowmack River and beginning at a Bombed White Oak Standing on the Branch Side and Running thence South forty five perches then East forty perches thence South East forty perches thence South East by East Eighteen Perches thence South Two hundred and one Perches then East one hundred and Eleven Perches then North two hundred and thirty nine perches then with a straight line to the first bombed Tree containing two hundred Acres of Land more or less (except fifty Acres part thereof sold out of the said Tract by William Nichols the original Taker up of the same or by some person claiming or who did claim by from or under him his heirs or Assigns) together with the reversions and reversions remainder and Remainders Rents Issues and profits of the same and all the Estate Right title Interest property claim and demand whatsoever of him the said Thomas Joyce of or to the same and also the woods meadows water water courses privileges and appurtenances to the same Tract of Land belonging or in any wise appertaining To have and to hold the aforesaid undivided moiety or half part of the aforesaid Tract of Land and Premises with its Rights Members and appurtenances (except as before excepted) unto him the said Richard Henderson his heirs and Assigns to the only proper use and behoof of him the said Richard his heirs and Assigns forever and to and for no other use intent or purpose whatsoever and the said Thomas Joyce for himself his heirs Executors and Administrators doth hereby covenant promise grant and agree to and with the said Richard Henderson his heirs and Assigns that he the said Thomas Joyce and his heirs the aforesaid undivided moiety or half part of the Tract of Land aforesaid with the premises and appurtenances thereunto belonging (except as before excepted) unto him the said Richard Henderson his heirs and Assigns against him the said Thomas Joyce and his heirs and against all person or persons whatsoever claiming or who may hereafter claim the same by from or under him them or any or either of them or their heirs shall and will for ever warrant and defend by these presents In Witness whereof the parties to these presents have hereunto interchangeably set their hands and Affixed their Seals the day and Year first above written signed sealed and Delivered in the presence of

Ann Bruce
 Bruce Junior
 Thomas Joyce
 mark