470.

This Indenture Made this twenty eighth day of December in the Year of our Lord One thousand Seven hundred and eighty five Between Thomas Rutland of the City of Annapolis Merchant of the One part and James Murray of the same place Physician of the other part Witnesseth that the said Thomas Rutland for and in Consideration of Two thousand Pounds Current Money to him in hand paid by the said James Murray before the Delivery of these presents, the Receipt whereof is hereby acknowledged Hath granted, Bargained, sold, aliened enfeoffed and conformed, and by these presents Doth grant bargain sell, alien enfeoff and confirm unto him the said James Murray and his Heirs all those parts of two Lots of Ground in the City of Annapolis distinguised on the plat of the said City by Numbers Ninety five and Ninety six circumscribed within the following Limits to wit Begining at a Post standing in the South East Line of Prince Georges Street and on the South East side thereof and in the line of Lot Number Ninety six, One hundred and forty seven feet four Inches from the South East Corner Post of Lot ninety six and running thence from the said Post North forty nine Degrees twenty minutes and a half West fifty feet eight Inches with the Line of the said Street and Lot ninety six still with the said Street and Lot Number Ninety five, fifty four feet four Inches to a post, then North forty one Degrees thirty Seven Minutes and a half East Ninety feet two Inches to the South West Corner of the Smoke House, then North thirty five Degrees and three Quarters of a Degree East One hundred and seven feet four Inches to a Post then South forty nine Degrees twenty two Minutes and a half East One hundred and thirteen feet and three Quarters of a foot then with a straight line to the first begining Post containing Twenty One thousand two hundred and Ninety two square feet More or less together with all and singular the Houses, Improvements, Advantages Hereditaments and appurtenances whatsoever to the said Parts of Lots belonging or in any wise appertaining, and also all the Estate right title Interest claim and Demand whatsoever of him the said Thomas Rutland both at Law and in Equity of in and to the Ground aforesaid and premises with the appurtenances. To have and To hold the Ground and Improvements aforesaid unto him the said James Murray his heirs and Assigns forever and to and for no other use intent or purpose whatsoever and the said Thomas Rutland for himself and his heirs doth hereby Covenant that he is seised in fee of the Ground and Premises and that the same shall be enjoyed by the said James Murray free and clear from all Title claim Interest and Demand made or to be made at all times hereafter by any person or Persons whatsoever and the same from him and his Heirs and from and against all persons whatsoever to him the said James Murray his heirs and Assigns shall and will Warrant and forever defend by these presents In Witness whereof he hath hereunto set his hand and affixed his seal the day and year first above Written

Signed sealed and Delivered in the presence of }

(The words "and his heirs" being first interlined in one place)

A B Hanson

Thos. Rutland (seal)

(On)