John Gray in hand well and truly paid and Delivered by the
James Frizell before the Ensealing hereof the receipt
whereof he the said John Gray Doth hereby Acknowledge
and therewith to be fully Contented and paid & thereof and
Every part and Parcel James Frizell his heirs &c
and Admrs and Every of them Doth Acquit release Exonerate
and for ever Discharge by these presents As also for words
other good and Valid thereunto
Likewise and Especially Moving Hath Given Granted
aliened Bargained and Sold Enfeoffed and Confirmed and by
these presents freely clearly & absolutly
Give Grant Bargain Sell Enfeoff & Confirm unto
the said James Frizell his heirs and Assigns for Ever
All the or Parcell of Land called Happy Choice
Lying Seituate and in the aft County of Ann Arundell
in the before said Province of Maryland at or near the head
Patapsco River Begining at a bounded pine
tree and running down the said Creek East one hundred & eighty
to a bounded Pine Tree the Hundred and
thirty perches to a bounded Chestnut tree then west one
hundred & perches to a bounded Pine tree then North to the
first bounded tree Containing and now Laid out for three
hundred thirty and one Acres of Land more or less to be
holden after the Manner of Ann Arundell as by the Court
and Platt thereof remaining upon record in the Land office
at the City of St Marys more at Large it Doth and may
appear To have and to hold the said Tract Peice or
parcell of Land called the Happy Choice Contg Three
hundred thirty and one Acres of Land as aft and every part
and parcell thereof together w.th all the trees woods under
woods Houses Dwelling houses tobacco houses barnes
Stables Edifices buildings as also all the fruit trees
fences and fencing yards back sides Orchards Gardens
(ways)

ways Passages waters and water Courses Springs Veins —
Previledges Rights Profits and Benefits to the same belonging
or in anywise Appertaining Rents Services Excepted Reserved
Likewise all the Patents Writings Escripts or Memorials &c. Doth
in anywise touch or Concern the Same unto Jas Frizell
his heirs and Assigns for ever To the Only proper use and
behoof of him the said Jas Frizell his heirs & Assigns forever
without Suit Trouble Eviction Disturbance hinder:
:rance or any Molestation whatsoever of him the said Jn Gray
his heirs or Assigns or any other or also & and
the said Jn Gray for himself his heirs &c Adm.rs and Every
and doth Likewise Covenant Promise and Grant to and
James Frizell his heirs and Assigns for Ever
that the aforementioned to be hereby bargained Land and
Premises with all and Singular the Appurts thereunto belonging
and Every part and parcell thereof with the appr. hereto
John Gray his heirs &c and Admrs the said Jas Frizell
his heirs and Assigns Shall and will Warr: and forever Defend
firmly by these presents against him the said John Gray his —
heirs &c and Admrs or any other people person or persons whatsoever.
And the said John Gray Doth hereby also Covenant promise
and Grant to and with the said Jas Frizell his heirs and
Assigns for ever that he the said John Gray now at the time
of Ensealing and Delivery of these presents is and Standeth
Seized of a good Sure firm and Lawfull Title & Estate of
Inheritance of In and to the before mentioned three hundred
thirty and One Acres of Land to be hereby bargained & premises
and Every part and parcell thereof w.th the appurts free & clear
from all Incumberances in Law or Equity whatsoever And
Also that he the said James Frizell his heirs & Assigns
Shall and may from hence forth for Ever hereafter Have
Hold use Occupy Possess and Injoy all and Singular the
before Mentioned to be hereby bargained Land & premises
(X)