every of them doth hereby Promise Grant and Agree to and with the said Thomas
Walkins & Mary his now wife their and either of their Heirs Ex[ecutors] and Adm[inistrators] and to and with
every of them by these presents in manner and form following that is to say that the said Thomas Wells
shall and Promise with their & every of their Appurtenances every parcel and parcelles of land
before by these presents Given granted bargained Sold Aliened Enfeoffed & Confirmed
by the said Thomas Wells to the said Thomas Walkins and Mary his now wife and to the Heirs
& Assigns of the said Thomas Walkins for ever from and against him the said Thomas Wells and
from & against the Heirs and Assigns of the above mentioned Thomas Walkins and against
all and every other person or persons whomsoever shall and will Warrant and for ever
hereafter by these presents defend And Also that the said Thomas Wells hath
in himself full power good rights and lawfull Authority to Give Grant Sell
Alien Enfeoff and Confirm the said fifty Acres of land and premises with every of their
Appurtenances and every parts and parcels thereof to the said Thomas Walkins & Mary his
now wife and the Heirs and Assigns of the said Thomas Walkins as aforesaid And that they
the said Thomas Walkins and Mary his now wife and the heirs and Assigns of the said
Thomas Walkins shall and may peaceably and quietly from henceforth and for ever
hereafter have hold use Occupy possess and Enjoy the said fifty Acres of land and
premises with the Appurtenances & every parts & parcels thereof without any Let
Suit Trouble denialle Eviction Molestation Hindrance or interruption of him the said
Thomas Wells or any other person or persons whatsoever And that the said fifty
Acres of land and premises with their appurtenances Lawfully free and parcels
thereof shall be remain & continue free and clear & otherwise well and truly
saved Harmless and indemnified of and from all manner of former and other
Gifts Grants Bargains Sales Leases Mortgages Entails Executions rents arrears
of rents and all other incumbrances whatsoever had made committed suffered done or Suffered to
be by the said Thomas Wells or any other person or persons whatsoever the rents and services
from henceforth growing due and payable to the Lord or Lords of the fee or fees only
excepted & reserved And further the said Thomas Wells his heirs Ex[ecutors] and Adm[inistrators]
& every of them shall & will at all times and times for ever hereafter at the reasonable
request costs and charges in the Law of them the said Thomas Walkins & Mary his now wife
or the heirs and Assigns of the said Thomas Walkins make do and execute or cause to be made done Acknowledged Executed and suffered all and every
such further and other reasonable act and acts thing & things devises Assurances
& Conveyances requisite and necessary in the Law for the further better and more
perfect Surmaking & Conveying the said fifty Acres of land and premises with
their appurtenances and every the and every parcel thereof unto the said
intended and enrolled the Enrolment of this present Indenture where or conformation

or

any other lawfull & reasonable ways or meanes whatsoever by the said Thomas
Walkins and Mary his wife the survivor of them or the heirs or Assigns of the said
Thomas Walkins or any his her their or any of their Counsel learned in the Law shall
reasonably devise Advise or require And it is further mutually concluded
& agreed upon by and between the said parties to these presents that the said fifty
Acres of land and premises with their and every of their appurtenances
& every parts and parcels thereof shall be and Enured and be judged construed
Deemed and taken to be and Enured to the only proper and bona fide
behoofe of the said Thomas Walkins and Mary his wife and the survivor
of them and after the decease of the said Thomas Walkins the heirs and Assigns of the said
Thomas Walkins for ever as aforesaid In Witness whereof the parties first above
Named to a paper of this Indenture interchangeably their hands and
hand Seals and Seal the day & years first above written

Signed Sealed and
Delivered in presence of us
Rich[ard] Jones Junr
Jam[es] Chambers

Thomas Wells
Seal

On the back of the foregoing Deed was then written as

Memd that the Land and premises contained in the within written
Indenture was delivered in two of the Mag[istrate]s of Prawfard County the
twelfth day of Nov[ember] 1702 Acknowledge to be the right of the said Thomas
Walkins for ever by the said Thomas Wells who desired the same might
be Recorded in the Mag[istrate]s Court of Record of Fall County in Witness
whereof have hereunto Subscribed our names the day and year aforesaid
Anno Dni 1702

Rich[ard] Jones Junr
Jam[es] Chambers

March 10th 170 2/3 Planted off Thomas Walkins one hundred Acres for his part of
Land part of Francis Mounts 3 say rod for his use of Mr Richard
Bristow & Mr Daniel Peake

Pr me Wm Taylard.