Edmund Benson his heirs and Assigns that he the Said Richard
Nelson at the time of the Ensealing and Delivery hereof hath in
himself good right full Power and Lawfull Authority to Give Grant
Bargain Sell Enfeoffe and Confirm the aforesaid Land and
Premisses unto the Said Edmund Benson his heirs and Assigns for
ever and that the Said Lands and premisses at the time of the
Ensealing and Delivery hereof are free and Clear from all manner of
Incumbrances whatsoever and that this present Grant and Sale of the
Said Lands and premisses to him the Said Edmund Benson his
heirs and Assigns for ever Shall and will warrant and Defend against
all manner of persons whatsoever Claiming any right title or Interest thereto by
from Under him the Said Richard Nelson his heirs or
Assigns & from all other persons whatsoever to the Only
proper Use and behoof of him the Said Edmund Benson
his heirs and Assigns for ever and to no other Use Intent
or purpose whatsoever Provided Nevertheless that if the
Said Richard Nelson his heirs Ex^rs or Adm^rs Shall truely
and truely pay unto the Said Edmund Benson his
Ex^rs administrators or Assigns the Several Sums in this Deed
above Mentioned by three even and Equall payments or by
Such payments as he Can reasonably Make So that the Said
Several Sums of Money and Tobacco is Complyed with and
Duely paid within or att the End of three Years from the
Date hereof then the Above Deed and Every Article therein
Contained Shall be Void and of no effect otherwise to Stand and
remain in full force to him the Said Edmund Benson his
heirs and Assigns for ever without any manner of Equity of
redemption In Witness whereof the party to these presents
first above Named hath hereunto Set his hand and Seal the
Day and Year first above Written - - - - -

On the Back of the aforegoing Deed is this Indorsed Viz^t —
Signed Sealed and Delivered in the presence of Philip Jones Thos Jobson

his
Richard N Nelson
mark

Seal

March the 1st 1723/4
Then Came before us the Subscribers two of his Lordships Justices of the peace for
Annarundell County the within named Richard Nelson and Acknowledged
the within Deed and the Land & premisses therein mentioned to be
the right of the within named Edmund Benson his heirs and Assigns for
ever according to Law
Taken and Acknoledged before Josias Fowpood

Recorded the 18th Day of June 1724 - - - Philip Jones

This Indenture made the Second Day of May Anno Dominii
Seventeen hundred and twenty four between Thomas Larkin of
Annapolis of the One part and Thomas Lusby of Annarundell County
of the other part Witnesseth that the Said Thomas Larkin
for and in Consideracon of the Sum of thirty pounds Sterlin in
hand paid by the Said Thomas Lusby the receipt whereof he the Said
Thomas Larkin Doth hereby Acknowledge and himself therewith
to be fully Satisfied Contented And paid and thereof Doth Acquit
Exonerate and Discharge the Said Thomas Lusby his heirs and
Assigns Hath Given granted Aliened bargained Sold Enfeoffed
and Confirmed and Doth by these presents Give Grant Alien bargain
Sell Enfeoffe and Confirme unto him the Said Thomas Lusby
his heirs and Assigns for ever All that or parcell of Land Lying in
in Annarundell County on the North Side of South River Called Good
will Containing twenty five Acres more or Less According to the Grant
as by the Meets and bounds following Viz^t Beginning at a bounded
red Oak by a branch it being An Original bound of the Land
Called Proctors forrest Standing near the head of Oatley Creek
and running North Ten Degrees West One hundred and one perch
then with a Streight Line Continuing and Laid Out for twenty five
Acres more or Less Together with all rights profits Priviledges and appurtenances
belonging To have and To hold unto him the Said Thomas Lusby
his heirs and Assigns for ever in fee Simple and the Said the Said
Thomas Larkin Doth for himself his heirs Ex^rs and Adm^rs Covenant
and Agree to and with the Said Thomas Lusby his heirs and
Assigns