said James his Heirs Executors & Administrators for ever Have granted bargained sold aliened releasd confirmed & by these Presents Do grant bargain sell alien release confirm & confirm unto the same James Calder his Heirs & Assignes for ever All that Lott or Parcell of Ground Situat lying & being in the City of Annapolis fronting Tabernacle Street & King Georges Street & by the Last Survey of the same City numbered One hundred & Eight containing one Acre of Ground or thereabouts according to the Courses Distances & Number of Square foot of the said Lott of Ground as by the said Survey set forth & mentioned Together with all & Singular the Tenements Houses Buildings Gardens Inclosures Fences thereon & all & Singular the Appurtenances thereunto belonging or in any manner appertaining To have & to hold all & Singular the Lott & Ground Tenement Houses & Premises with the Appurtenances unto the aforesd James Calder his Heirs & Assignes to & for the proper Use of him the said James his Heirs & Assignes for ever And the aforesd Daniel Cheston & Francina Augustina his Wife for themselves their Heirs Executors & Administrators & the Heirs Executors & Administrators of either of them Do hereby Covenant grant bargain & Agree to & with the said James Calder his Heirs & Assignes that they the said Daniel & Francina Augustina & either of them their & either of their Heirs all the aforesd hereby granted & Bargained or mentioned to be granted & bargained Lott or Parcell of Ground House & Premises & appurtenances & every part thereof unto the same James Calder his Heirs & Assignes as well against them the said Daniel & Francina Augustina & their Heirs & the Heirs of either of them as against all & every other Person & Persons whatsoever by from or under them the said Daniel & Francina Augustina or either of them claiming or who shall hereafter claim any right title or Interest therein shall & will warrant & for ever by these Presents defend And that they the same Daniel & Francina Augustina or either of them their or either of their Heirs shall and will at any time & times hereafter at the reasonable request & Proper Costs & Charges of the said James his Heirs or Assignes make acknowledge & Execute or Cause to be made acknowledged & executed any further & better Assurance & Assurances whatsoever for the same further & better assurance & Assurances hereby granted & bargained Premises unto the same James his Heirs & Assignes as by him the said James his Heirs & Assignes or his or their Counsell Learned in the Law shall be reasonably devised or required So always as any such further or other Deed Conveyance or Assurance be agreeable to these presents & shall Contain no further or other warranty than is herein before Contained & mentioned In Witness whereof the Partys aforesd have hereunto interchangeably set their Hands & Seals the Day & Year first above mentioned.

Sealed & Delivered in presence of

Daniel Cheston (Seal)

Francina Augustina Cheston (Seal)

Chyrson

B Hands

On the back of the aforegoing Deed was these Indorsed Viz.

Received this Eighth Day of January Anno Dom 1742 from James Calder within named the Sum of four hundred & thirty five pounds Current Money of Maryland in full for the Consideration within mentioned As Witness our Hands. £435:0:0

Daniel Cheston

Francina Augustina Cheston

Test Chyrson

Be it remembred that on the Eighth Day of January Anno Dom one thousand Seven Hundred & forty two Daniel Cheston & Francina Augustina his Wife the Grantors within named personally appeared before Us the Subscribers two of the Right Honourable the Lord Propry his Justices of the peace for Kent County in Maryland & voluntarily acknowledged the within written Deed of bargain & sale to be their Act & Deed & the Lott of Ground & Appurtenances therein mentioned to be granted to be by Virtue thereof the Right & Estate of the within named James Calder And the same Francina Augustina having Privately & Secretly Examined out of the Hearing of the said Daniel her Husband declared that she had made this Acknowledgment willingly & freely & without being induced thereto by fear or threats of or ill Usage by her said Husband or for fear of his Displeasure In Testimony whereof We have hereunto set our hands the Day & Year above written

Chyrson

B Hands (J)

I James Smith Clerk of Kent County Court do hereby Certifye to all whom it may Concern that Charles Hynson & Bedingfield Hands whose Names are above written & before whom the above written Acknowledgment was taken at the time of the making the same Acknowledgment were & are two of the Justices of the peace of the Right Honourable the Lord Proprietary for the County of Kent aforesd legally constituted Commissioned & Qualified In Testimony whereof I have hereunto set my hand & affixed the Seal of the same County Court this Eighth Day of January Anno Dom 1742

(Seal of Kent Co: Court)

Jams Smith Clk

12/ Recorded Janry 10th 1742

This Indenture. Made the Fifteenth Day of December Anno Domini One Thousand seven hundred and forty one BETWEEN William Woodward of the City of London as well heir at Law of Elizabeth Lyn late of Newington Butts in the County of Surry in that Part of Great Britain called England Widow Deceased & one of the Trustees Devisees and Executors of the Testament and Last Will of Mary Woodward Late of the City of London Widow Deceased and also one of the Devisees named in the Testament and last Will of the said Elizabeth Lyn Mary Holmes of the Parish of Newington Butts Widow the other Trustee Devisee and Executor of the said Mary Woodward and one other of the Devisees named in the said Will of the said Elizabeth Lyn Benjamin Baron Citizen and Upholder of London and Elizabeth his Wife and Cornelius Nicholson Citizen and Barber Surgeon of London and Sarah his wife Which said Elizabeth Baron and Sarah Nicholson together with the said William Woodward and Mary Holmes are the only Surviving Children of the said Mary Woodward and Devisees in the said Testament and last Will of the said Elizabeth Lyn of the one Part and John Hammond Son of Charles of Ann Arundell County in the Province of Maryland Gentleman of the other Part Whereas Amos Garrett Late of the City of Annapolis in the Province of Maryland Merchant Deceased was in his Lifetime Seized of and Intitled to several Tracts and Parcels of Land and several Messuages and Tenements in the said Province and Dyed Intestate by which means all his Real Estate Descended to and Vested in the said Mary Woodward and Elizabeth Lyn his two Surviving Sisters as Parceners or Tenants in common, And Whereas the said Mary Woodward in since the Death of the said Amos Garrett also dead but before her Death made her Testament and Last Will in Writing Duely Proved and by the same Testament and Last Will Gave and Devised unto the before mentioned William Woodward & and Mary Holmes Parties to these Presents all her undevided Moiety of the said Real Estate Whether Houses Lands Plantations Tenements or Other hereditaments and also all Other the Real Estate of What Nature or Kind soever which she the said Mary Woodward should be Seized of or Intitled to at the time of her Death in Maryland aforesaid or Elsewhere & Upon the trust and to the Intent and Purpose that they the said William Woodward and Mary Holmes or the Survivor of them or the Heirs of such Survivor should as soon as conveniently might be Join with the said Elizabeth Lyn in the Sale of the said Real Estate in Maryland or in case of her Death that they the said William Woodward and Mary Holmes or the Survivor of them or the Heirs of such Survivor Should by himself herself or themselves make Sale of the said Real Estate for the best Price that could Reasonably be had or Obtained for the same which monies so to be Raised by such Sale were Devised by the said Last will and Testament to be Divided among such Persons mentioned in such Will for that purpose as by the same Testament and Last Will relation being thereunto had may more at Large appear And Whereas the said Elizabeth Lyn is also since Dead and by her Testament and last Will Devised all her Estate & Effects in Maryland which should be unsold at the time of her Decease to be Equally Divided between the Children of her Late Sister Mary Woodward and the Survivors and Survivor of them Now this Indenture Witnesseth that the said William (Woodward)