John Norrington to Peter Overard

This Indenture made the fourth day of August in the thirteenth Year of the reigne of our Sovereigne Lady Ann by the Grace of God Queen of Great Britain France and Ireland defender of the faith &c in the year of our Lord God one thousand Seven hundred & fourteen between John Norrington of Balt Cty in the provinc of Maryland planter of the one part & Peter Overard of the Cty and provinc afsd Sadler of the other part Witnesseth that he the sd John Norrington for & in consideration of the Sume of five thousand Six hundred pounds of tobacco to him well and truly paid or securd to be paid at & before the ensealing & delivery of these presents by him the said Peter Overard the rect whereof he the sd John Norrington doth hereby acknowledge & for the same him the sd Peter Overard his heirs exrs doth hereby acquit exonerate & for ever discharge by these presents hath given granted bargaind & sold unto him the sd Peter Overard his heirs exrs admrs and assignes for ever all that tract or peell of Land called Websters enlargement lying in Balt Cty on the South Side of bush river & on the north side of the South west branch of the sd river beginig at a bounded locust standing at the end of a line of a peell of Land formerly taken up by James Philips of the Cty afsd known by the name of Arons Springneck & running parallel with the line of the sd Philips north east sixty pches to an markd Spanish Oak then north forty two pches to another markd Spanish Oak then north west one hundred twenty two pches to a markd red Oak then South west ninety Six pches till it intersect the north north west line of a peell of Land formerly taken up by George Smith of the Cty afsd then running parallel with the line of the sd Smith South South east one hundred & two pches to a markd white Oak being a bounded tree of the land belonging to the sd Smith then running with a strait line to the first bounded tree containd & laid out for one hundred & Six acres of Land together with all houses outhouses gardens orchards cornfields pastures fences & inlotments all woods underwoods timber like trees & all other the rights rents issues benefits profits & privilidges to the sd land & premises belonging or in any wise apertaining / Royal mines excepted / to have & to hold the afsd peell of Land calld Websters enlargemt with the premises apurtenances & every part & peell thereof unto him the sd Peter Overard his heirs exrs & assignes for ever & to his & their use intent or purpose whatsoever and the sd John Norrington for himself

his heirs exrs &c doth hereby covenant promise grant & agree to and with the said Peter Overard his heirs exrs and assignes that the sd peell of Land or tract hereby granted bargaind & sold & every peell thereof both now and at all times for ever hereafter shall be & remain & continue to the sd Peter Overard his heirs exrs or assignes for ever & to & for no other use intent or purpose whatsoever and that he the sd Peter Overard his heirs exrs or assignes shall & may from henceforth by virtue of these presents peaceably enter upon the sd land & premises & quietly hold use occupy & enjoy the Same & every part & peell thereof without the let Sett suit trouble hinderance molestation or interruption of him the sd John Norrington his heirs &c. &c. or any other & person or persons whatsoever & the sd Norrington for himself his heirs &c. doth further covenant & agree to & with the sd Peter Overard his heirs exrs or assignes that he the sd John Norrington at the time of the ensealing & delivery of these presents is & stands seized in his demisne as of fee of & in the before hereby granted bargaind & sold land & premises & that he hath in himself a good sure perfect and indefeizable estate of inheritance in fee simple & that he hath good right full power & lawfull authority to grant convey & assure the same land & premises with all its rights members privilidges & apurtenances except before excepted unto him the sd Peter Overard his heirs exrs & assignes for ever & that he the sd John Norrington his heirs exrs &c the sd One hundred & Six acres of land & premises with its apurtenances unto him the sd Peter Overard his heirs exrs & assignes shall and will warrant & for ever defend by these presents as well claiming by from or under him or by his means & assent consent privity or procurement as & at all manner of & from or by whom soever and that the sd Land & premises & every part thereof is free & clear & freely & clearly acquitted exonerated & discharged of & from all & all manner of other title troubles charges joyntures Dowers or incumberances whatsoever the rents & Services wch shall hereafter become due & payable unto the chief Lord or Lords of the fee or fees of whome the premises are holden only excepted & forprized & lastly that he the sd John Norrington his heirs exrs &c shall and will from time to time & at all times for ever hereafter shall and will further make do acknowledge & suffer & execute all & every such further & other reasonable & lawfull act & acts thing & things devise & devises conveyances & assurances whatsoever for the further better more & effectual