Of the Said Matthews doth Hereby
Acknowledge and himself therewith fully
Satisfied Contented and paid by these Presents
hath Given Granted Alienes Bargained
and Sold unto him the Said Benj: Osborn
his heirs and Assignes one hundred Acres
of Land being part of a Larger Tract
Containing Two hundred Acres called
Drisdells Habitation Scituate Lying
& Being on the Main Branch of
Swan: Creek the Said one hundred Acres
Begins at End of the South West Line
of the Afd Drisdalls Habitation and
running North West one hundred and
Sixty perches then running North East
one hundred ~~and~~ perches then South East
one hundred and Sixty perches then
South West one hundred Perches Line on
for one hundred Acres of Land with
all its Rights, members, Priviledges and Appurte-nances
to the Same belonging or Appertaining
with all the Estate, Right Title and Interest
which he the Said Roger Matthews or
his heirs now hath may, might, Could, Should
or ought to have of in or to the Said one
hundred Acres of Land Soe bargained and
Sold as Afd To Have and to Hold the Said
one hundred Acres of Land & premises Soe
Bargained and Sold as Afd unto him the
Said Benj: Osborn his heirs and Assignes
for Ever, And he the Said Roger Matthews
Doth hereby for himself & his Heirs Covenant
promise, Grant and Agree to and with him y
Said Benj: Osborn, his heirs & Assigns the Said one hundred
Acres of Land Soe Bargained and Sold
as Afd ~~[illegible]~~

is free and Clear from all former or other
Gifts, Grants, Bargains, Sails or Leases
by him the Said Matthews or his Heirs
at any time or Times heretofore had made
Committed, Suffered or Done or by his or
Their meanes, Assent, Consent, privity or
procurement and that he the Said Benj
Osborn by Vertue of these Presents Shall
& may Have Hold, Possess, & peaceably
Injoy the Aforementioned one hundred
Acres of Land and premises forever
without the Lett, Stop, Suit, Trouble, Mo-lation or Interruption of him the Said
Matthews his Heirs or Assigns or any
Claiming by from or under him them
or ~~whom~~ of them, And that he the Said
Roger Matthews unto him the Said Benj
his heirs or Assignes the Said one hundred
Acres of Land & premises Soe Bargained
& Sold as Afd Shall & will warrant & forever
Defend free from all Incumberances the
Rents & Services which Shall hereafter Grow
Due and payable unto the Chief Lord of the
Fee of Whom the premises are holden only
Excepted and Reserved & Lastly ——
that he the Said Matthews & his heirs
Shall and will from time to time & at
all Times forever hereafter at the Request
Cost and Charge in the Law of him the Said
Benjamin Osborn or his heirs further
make, doe acknowledge, Suffer & Execute
all & Every Such further & other Reasonable
Act & Acts, Conveyances or Assurances as
by the Said Benjamin & his heirs or his
or their Counsell Learned in the Law
Shall be Reasonably Advised, Devised