four and four standing by the side of a branch near the plantation of William Walker running from the said Oak North seventy five degrees West two hundred and fifty perches thence South West twenty nine pl. then South East one hundred twenty seven pl. then East by South eighty nine pl. then South fifty two degrees East forty two perches then East eighty perches then North five degrees West sixty five perches and from thence with a straight line to the aforesaid Oak, containing three hundred acres of land more or less, according to the Cert of survey thereof taken and returned unto our Land Office bearing date the twenty first day of June seventeen hundred and twenty ten & there remaining together with all Rights, profits benefits and privileges thereunto belonging (Royal mines excepted) To have & to hold the same unto him the said Francis Gray his heirs and assigns forever to be holden of us our heirs & successors Lords of Baltimore in free & common Socage by fealty only for all manner of services, yielding & paying therefor yearly unto us and our heirs at our receipt at the City of St. Mary's at the two most usual feasts in the year viz. the feast of the Annunciation of the blessed virgin Mary & St. Michael the Archangel by even and equal portions the rent of eight shillings sterling in silver or gold & for fine upon every alienation of the said land or any part or parcel thereof one whole year's rent in silver or gold or the full value thereof in such Commodities as we and our heirs or such Officer or Officers as shall be appointed by us and our heirs from time to time to collect & receive the same shall accept in discharge thereof at the choice of us and our heirs or such Officer or Officers aforesaid Provided that if the said fine for a fine for alienation shall not be paid unto us and our heirs or such Officer or Officers aforesaid before such alienation and the said alienation entered upon record either in the provincial Court or County Court where the same parcel of land lieth within one month next after such alienation then the said alienation shall be void and of no effect. Given under our great seal at arms this eleventh day of September seventeen hundred and twenty eight Witness our dear brother Benedict Leonard Calvert Esq.r Governor & Commander in chief in over our said province of Maryland Chancellor & Keeper of the great seal thereof

Bened.t Leon.d Calvert

(L.S.) (The great seal) Calvert Chancr.

In Testimony that the foregoing is a true Copy from Liber I.L.No.7. folio 189. one of the records belonging to the Land office of the State of Maryland. I hereto set my hand & affix the seal of Office (The seal of the Land Office) at Annapolis this 17th day of November 1795. John Callahan Reg. L.O. & C.L. M.D.

And have a regular Title in part of the same land to the above mentioned William Taleman. Be it then proved by evidence that William Taleman was dead & then proceed to read in evidence the proceedings in the Court of Chancery to shew that the real estate of William Taleman was sold by a Decree for the payment of his just debts, that Abraham Taleman was appointed the trustee, that a sale of the real estate was made & that Abraham Taleman the trustee sold the same to a certain James Mapey, which here followeth, to wit.

Benjamin Conaway & others, Complt.s

vs.

Peregrine Taleman, John Taleman, William Taleman, Joshua Taleman, John Taleman, heirs of William Taleman, deceased. Defts.

In Chancery, October Term 1796.

This cause standing ready for decision, and the Bill, Exhibits, Answer and all other proceedings having been read & considered, and the claim of the Complainants, and the insufficiency of the personal estate of the deceased to discharge his just debts being established to the Chancellor's satisfaction, and it appearing reasonable under all circumstances that the real estate of the said deceased be sold for the purpose of discharging of his just debts. It is therefore this fifth day of November seventeen hundred and ninety four, by Alexander Contee Hanson Chancellor, and by the authority of this Court, adjudged, ordered & decreed that Abraham Taleman be and he is hereby appointed Trustee for making sale of the real estate in the Bill mentioned, and that the manner & terms of his proceedings be as follows. He shall file with the Register of this Court, a bond to the State of Maryland executed by himself and a surety or sureties approved by the Chancellor in the penalty of two thousand pounds current for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future Decree or order in the premises, and either before or after filing

Rules of proceeding

the bond aforesaid the Trustee shall give notice by advertisement inserted at least three weeks successively in some convenient newspaper, and set up during that time, at convenient public places in the County of the time place manner & terms of sale. And after filing the Bond aforesaid and giving notice as aforesaid. The Trustee shall proceed to sell at Public Auction either entire or in convenient parcels the land in the Bill mentioned viz.t "Harris Hazard" said to contain 22½ acres & "Friendship & Elgiminy" "Friendship" said to contain 150 acres, that is to say all the right, title, interest & estate in and to the said Land which hath accrued from or been devised by the deceased to the Defendants or any of them, the Purchaser or Purchasers giving bond to the Trustee as such with security for paying one half of the purchase money with interest within nine months and the residue with interest within eighteen months from the time of the sale. And as soon as conveniently may be, the Trustee shall return to this Court a full and particular account of his proceedings under this decree with an affidavit of the truth thereof annexed, and he shall ~~return the same~~, and he shall return herewith the bond & bonds taken by him on the sale, and upon obtaining the Chancellor's approbation ratification and confirmation of the sale, and upon the receipt of the whole purchase money (and not before) the Trustee by a good Deed, indented to be acknowledged and recorded agreeably to law shall give, grant bargain and sell release and confirm unto the purchaser or purchasers of the said Land or parcel thereof, and his her or their heirs the land to him her or them sold and all the right title, interest and estate thereon which from the deceased hath descended or by him hath been devised unto the Defendants or any of them. And the purchaser or purchasers and his her or their heirs & assigns shall thereupon be entitled to hold the same free clear and discharged from all claim of the said defendants or any of them claiming by from or under the deceased. And the said Trustee at the time of advertising the sale as aforesaid shall give the like notice to the Creditors of the deceased to bring their claims with the vouchers thereof to the Chancellor within three months from the time appointed by the said Trustee for the sale. And the Trustee shall bring into this Court the money arising from the sale to be applied under the Chancellor's direction to the discharge of the costs of this suit and the just debts of the deceased after deducting such commission on the amount of sales as to the Chancellor shall seem just and reasonable for the whole trouble and expence by the Trustee incurred in the performance of his Trust to be fixed as is usual &c. on consideration of the skill attention and fidelity wherewith the Trustee shall appear to have executed his office.

Alex.r Hanson Chancr.

Maryland ss. In Testimony that the aforegoing is a true copy from the records of proceedings of the State of Maryland high Court of Chancery. I have hereto affixed the great seal of the said State (The great Seal) this thirtieth day of July in the year of our Lord one thousand eight hundred & nine.

Nich.s Brewer Regr. Cur. Can.

To the Honorable Alexander Contee Hanson Esquire, Chancellor of Maryland.

By virtue of the trust in me reposed by the Chancellor's Decree, dated the fifth day of November seventeen hundred and ninety four I advertised in the Easton newspaper & by hand bills set up in the most convenient and public places in Queen Anne's County, at least three successive weeks to the day of sale that on the fourth day of April last past, on the premises I should offer to public sale on a Credit one half of the purchase money with Interest thereon to be paid in nine months, the other half with Interest thereon in eighteen months from the day of sale all the lands of William Taleman late of Queen Anne's County deceased lying in Queen Anne's County, in the said Decree mentioned: And I do return to your honor that on the said fourth day of April in the premises I exposed the said land to public sale, and that James Mapey of Queen Anne's County was the purchaser, the quantity of land sold was two hundred and twenty two acres which I sold for six pounds three shillings & one I took the bonds of the said James Mapey with James Mapey Senior, as his security for the purchase money amounting to thirteen hundred & fifty four pounds six shillings which bonds I herewith return. I advertised for the Creditors of the said William Taleman to bring their claims with the Vouchers thereof to the Chancellor on or before the fourth day of July next. There is part of a tract of land belonging to the said William Taleman called Chance containing about fourteen acres, but not being mentioned in the Decree I did not