

Deed, NC, Lincoln, WILLIAM BRATTON & MARTHA BRATTON to WILLIAM ADEAR 1771

This indenture made the 22nd day of January in the year of Our Lord 1771.

BETWEEN **WILLIAM BRATTON** and **MARTHA**, his wife, of the county of Tryon and province of North Carolina of the one part, and **WILLIAM ADEAR** [**ADAIR**] of the county and province aforesaid of the other part.

WITNESSETH that they, the said **WILLIAM BRATTON** and **MARTHA** his wife, for and in consideration of the sum of £40 current money of the province of North Carolina to them in hand paid by him, the said **WILLIAM ADEAR**, at and before the end ceiling and delivery of these presents, the receipt here of is hereby acknowledge by them, the said **WILLIAM BRATTON** and **MARTHA** his wife, hath granted, bargained and sold alien and confirmed and by these presents does grant and sell, a lien and confirm unto the said **WILLIAM ADEAR**, his heirs and assigns forever, all that messuage, tract or parcel of land situated, lying and being in the county and province of North Carolina on the Waters of the South Fork of Fishing Creek, joining **ROBERT KERR's** land, containing 200 Acres, be the same more or less.

Beginning have a small red oak by the said **KERR's** corner and runs S 14 E 32 poles to a Black Oak; thence S 53 W 120 poles to a Black Oak, **JAMES WILLIAMSON's** corner; thence with his line S 28th E 190 poles to a Black Oak, **CRAFT's** Corner; thence along his Line N 35 W 140 poles to a Black Oak; thence N 58th W 160 poles to a small black oak joining **MCLEAN's** land; thence to the beginning.

THE SAME being a part or parcel of land conveyed by **WILLIAM BRATTON** by virtue of his Majesty's patent, granted to him, bearing date May 4th in the year of Our Lord 1769 and of his Majesty's Reign the 9th, the same being now in the possession of him, the said **WILLIAM ADEAR**, and all houses, buildings, edifices, gardens, orchards, trees, woods, under woods, tithes common, common of pastors, prophets, advantages, hereditaments, ways, waters, water courses, appurtenances whatsoever to the said land and premises above-mentioned belonging, or in any wise appertaining, and also the reversion and reversions, remainder and remainders, rents and services of the said land and premises, and of every part and parcel thereof and all the estate, right, title, interest, property, claim, and demand whatsoever of them, the said **WILLIAM BRATTON** and **MARTHA** his wife, of, in, and to the said tract of land and premises and every part thereof.

TO HAVE AND TO HOLD the said tract of land and all and singular the said premises above-mentioned and every part and parcel thereof the quit rents to grow due and payable to our Sovereign Lord the King, his heirs and successors, from the time of this ensealing only accepted and foreprized with the appurtenances unto the said **WILLIAM ADEAR** his heirs and assigns to the only proper use and behoof of him, the said **WILLIAM** a dear, his heirs and assigns forever and the said **WILLIAM BRATTON** and **MARTHA**, his wife, their executors and administrators does covenant and grant to and with the said **WILLIAM** a dear and his heirs and assigns that the said **WILLIAM ADEAR** shall be peaceably and truly and lawfully possessed of the said land above-mentioned and all other the premises here by bargained and sold and truly and lawfully seized their of a good absolute and indivisible estate of inheritance in fee simple, without any manner of condition, interest or limitation whatsoever to alter, charge, change, or encumber the same and free and clear and freely and clearly exonerated and discharged of, and from, all other sales, mortgages, of encumbrance whatsoever of that the said **WILLIAM ADEAR** has full power and authority to bargain, sell, convey the shed part of land as above said, him, his heirs or assigns, according to the true intent and meaning of these presents.

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AND the said **WILLIAM BRATTON** doth bind himself and his heirs and assigns and covenant and grant to defend the said **WILLIAM ADEAR**, his heirs and assigns that track or parcel of land aforesaid to him and his heirs and assigns shall and may from time to time and at all times, hereafter, peaceably, quietly have, hold, occupied and enjoy the said tract of land sold by the said **WILLIAM BRATTON** and **MARTHA**, his wife, and premises here by bargained and sold without any let, hindrance or molestation of, or two, him, the said **WILLIAM ADEAR**, his heirs and assigns and of and from every other person or persons whatsoever claiming from or under him or any of his.

AND LASTLY the said **WILLIAM BRATTON** and **MARTHA**, his wife, bindeth themselves, their heirs, executors, administrators and assigns to make good the said tract of land on to him, the said **WILLIAM ADEAR**, to him and his heirs and peaceable possession and premises hereby granted bargained and sold unto the said **WILLIAM ADEAR** his heirs and assigns against all persons whatsoever shall and will warrant and forever defend by these presents.

IN WITNESS WHEREOF they, the said **WILLIAM BRATTON** and **MARTHA** his wife, have hereunto set their hands and seal the day and year first above written.

WILLIAM BRATTON BRATTON {seal}
MARTHA BRATTON {seal, her W mark}

Signed, sealed and delivered in the presence of

JOHN PRICE
GEORGE SADLER
WILLIAM MONAGHAN

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North Carolina
Tryon County

January term 1771

This is to certify that the execution of the with indeed was proved in open court and recorded in the clerk's office according to law.

Ordered to be registered

EZEKIEL POLK, Cece

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Transcribed from original documents by Brent R. Brian & **MARTHA** M. Brian.

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