

**Deed, SC, York, James Brian to Maddox Dyson, 1804**

KNOW ALL MEN BY THESE PRESENTS that I, **JAMES BRYANT** state of South Carolina and District of York have bargained, sold, and conveyed unto **MADDOX DYSON** of the state and District aforesaid.

WITNESS THAT for and in consideration of the sum of \$50 to me in hand paid by the aforesaid **MADDOX DYSON**, before the sealing and delivery of these presents, have bargained, sold, and conveyed unto the said **MADDOX DYSON** all that piece or parcel of land situated, lying and the District of York and County containing by estimation 20 acres more or less being part of a tract that I now live on.

Beginning at the old original beginning by a deed conveyed to me by **STITH PARHAM**, at the Black Oak but now down, within 20 steps of a corner on **MADDOX DYSON**'s land; and run S 47 W 69 perches to an Ash on a branch; thence with the branch N 30 W 36 perches; thence N with the branch 15 W 50 perches to a Dogwood; thence S 67 E to the beginning.

Part of **JOHN HOWES** old survey and conveyed to me by **STITH PARHAM** with all the appurtenances thereunto belonging, reference thereunto will make this more fully appear to have and to hold the aforesaid parcel of land with all the appurtenances thereunto belonging free and clear of all income princesses forever, and I the said aforesaid **JAMES BRYANT**, for myself and my heirs, executors, administrators and assigns that he will warrant and forever defend the aforesaid parcel or tract of land and all the appurtenances thereunto belonging, free and clear of all lawful claims, unto the aforesaid **MADDOX DYSON** his heirs and assigns forever.

And witness my hand and seal this 31st day of February 1804.

**JAMES BRIAN** {seal}

Signed, sealed, and delivered in the presence of

**AARON WOOD**  
**ROBERT FERGUSON**

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Personally appeared **AARON WOOD** before me and made oath in due form of law and sayeth that he was present and saw **JAMES BRYANT** sign, seal and deliver the within deed or instrument of writing to **MADDOX DYSON** as his act and deed for the uses and purposes there in mentioned and that **ROBERT FERGUSON** was also present and sign as a subscribing witness with him at the same time.

**AARON WOOD**

Sworn to and subscribed before me this 4th day of February 1804

**ROBERT JOHNSTON, JP**

recorded the 6<sup>th</sup> of April 1804

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Transcribed from original documents by Brent R. Brian & Martha M. Brian.

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