

Deed, NC, Mecklenburg, THOMAS SPROTT to WILLIAM BARNET, 1770

THIS INDENTURE made the 19th day of March in the year of Our Lord 1770.

BETWEEN **THOMAS SPROTT** [**THOMAS SPRATT**] of the county of Mecklenburg and province of North Carolina of the one part and **WILLIAM BARNET** [**WILLIAM BARNETT**] of the county and province aforesaid of the other part.

WITNESSETH that the said **THOMAS SPROTT** for and in consideration of the sum of £20 in hand paid by the said **WILLIAM BARNET** at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, doth hereby bargain, sold, aliened, enfeoffed, and confirmed and by these presents doth bargain, sell, alien, enfeoff and confirm unto the said **WILLIAM BARNET** his heirs and assigns all that tracked or parcel of land containing by estimation 356 acres of land, be the same more or less, on both sides of Sugar Creek joining said **BARNET**'s lower line.

Beginning at a poplar, E side of the creek; runs S 160 poles to a Black Oak; thence N28W 128 poles joining **JAMES SPROTT**'s [**JAMES SPROTT**] land to a Black Oak; thence S40W 180 poles joining **JAMES SPROTT**'S land crossing the creek three times to **W. HASEL** at the bank of the creek; thence N40W 214 poles joining **ROBERT WILSON**'s land to a hickory; thence N55E 182 poles joining **JOHN MCDOWELL**'s land to a hickory; then with said **MCDOWELL**'s line N30W 60 poles to a white oak sapling; thence crossing the creek and joining his own lower line to the beginning.

BEING PART of a tract of land granted to **THOMAS SPROTT** by his Majesty's patent bearing date the 24th day of April, Anno Domini 1762 as of record & c.

AND reversion and reversions, remainder and remainders, rents, issues, and profits whereof and also all the estate, right, title, interest of him, the said **THOMAS SPROTT**, and to the same all deeds and evidences writings, touching and concerning the same.

TO HAVE AND TO HOLD the above described 356 Acres, more or less, of their appurtenances unto the sad **WILLIAM BARNET**, his heirs, to the proper use and behoof of him, the said **WILLIAM BARNET**, his heirs and assigns forever.

AND the said **THOMAS SPROTT**, his heirs, executors, and administrators doth Covenant and Grant to end with the said **WILLIAM BARNET** his heirs and assigns all that him, to set **THOMAS SPROTT**, is truly unlawfully possessed of the said tract and land and all other the premises here by bargained and sold and truly and lawfully seized of a good and absolute and into feasible estate of inheritance in fee simple without any manner of conditions, limitation, whatsoever to alter, change, or encumber the same and free and clear and freely and clearly exonerate and discharge of all and from all other sales, mortgages, encumbrances whatsoever (the quit rents do and accruing to our Lord Sovereign Lord the King, his heirs and successors only accepted). And that the said **THOMAS SPROTT** hath full power to bargain, so, and convey the said 300 and 56 acres and premises unto the said **WILLIAM BARNET** his heirs and assigns according to the true intent and meaning of these presents.

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And the said **THOMAS SPROTT** does covenant and guarantee to and with the said **WILLIAM BARNET** his heirs is an assigns that he, the said **WILLIAM BARNET**, his heirs and assigns shall and may, from time to time, and at all times hereafter, peaceably and quietly have, hold, occupy, and enjoy the said 356 acres of land, hereditaments and premises here by bargained and sold without let or hindrance or molestation of or from the said **THOMAS SPROTT** his heirs and assigns or from any other person or persons whatsoever claiming by or under the said **THOMAS SPROTT**, his heirs and assigns, or any of them. Whereunto the said **WILLIAM BARNET**, his heirs and assigns, against all persons whomsoever shall and will warrant and buy these presents for ever defend the above described 356 acres of land.

In Witness whereof the said **THOMAS SPROTT** has hereunto said his hand and seal day and your first above written.

THOMAS SPROTT {seal}

signed, sealed, and delivered in the presence of

ARCHIBALD [MCNEIL] MCNEALL
PETER JOHNSTON

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North Carolina
Mecklenburg County

April term 1770

to wit,

This is to certify that the execution of the within deed was proven in open court and recorded in the clerk's office according to law.

ROBERT HARRIS, Clerk

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