

**Deed, NC, Mecklenburg, WILLIAM Higans to JAMES DUNN, 1771**

THIS INDENTURE made this seventh day of January in the year of our Lord one thousand seven hundred and seventy one.

BETWEEN **WILLIAM HIGANS** [**HAGANS**], and **MARY**, his wife, of Mecklenburg County in the province of North Carolina of the one part and **JAMES DUNN** of the province and County aforesaid, farmer, of the other part.

WITNESSETH that the said **WILLIAM HAGANS**, and **MARY**, his wife, for and in consideration of the sum of £190 proclamation money of North Carolina received from the said **JAMES DUNN** before the sealing and delivery of these presents, the receipt whereof the said **WILLIAM HAGANS** doth hereby acknowledge and doth fully, freely and absolutely exonerate, acquit and freely forever discharge the said **JAMES DUNN**, his heirs, executors, administrators, and assigns by these presents hath given, granted, bargained, sold, aliened, enfeoffed, conveyed and confirmed and by these presents doth give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said **JAMES DUNN**, his heirs, executors, administrators and assigns a certain tract of land containing two hundred and fifty acres in the county and province aforesaid on both sides of of Clark's Branch of the 12 mile creek joining **JAMES DINN**'s line.

Beginning at said **DINN**'s corner, a Hickory, on the north side of the branch and running N 80 W 230 poles to a Hickory; then S 20 E 402 poles to a stake in said **DINN**'s line; then with his line N 15 E 354 poles to the beginning.

WITH all houses, buildings, orchards, fields, meadows, water and water courses, profits, commodities, hereditaments and appurtenances whatsoever to the said premises hereby granted or any part thereof belonging or in anywise appertaining whatsoever to the said premises.

AND the reversion and reversions, remainder and remainders, rights, issues and profits thereof as also the proper claim and demands whatsoever the said **WILLIAM HAGANS**, and **MARY**, his wife, of, in and to the hereby granted premises and all other deeds, evidences, writings touching or in any wise concerning the same.

TO HAVE AND TO HOLD the said 250 acres of land, be the same, more or less, and all and singular the other premises hereby granted and ever part and parcel thereof, with their appurtenances unto the said **JAMES DUNN**, his heirs and assigns forever.

AND the said **WILLIAM HAGANS**, and **MARY**, his wife, for themselves, their heirs, executors, administrators doth promise, covenant and grant to and with the said **JAMES DUNN**, his heirs and assigns, by these presents that he, the said **WILLIAM HAGANS**, at the time of the sealing and delivery of these presents, is seized of a good, sure, perfect and indisputable estate of inheritance in fee simple of and in the premises hereby granted. And that he hath good power and lawful authority to grant and convey the same to said **JAMES DUNN** as doth fully appear by grant from his Majesty King George of and to a certain **JAMES RYAN** and conveyed by said **WILLIAM HIGANS**, the said grant bearing date the 19<sup>th</sup> day of April 1763 and the said **RYAN**'s conveyance to said **HAGANS** bearing date the 13<sup>th</sup> day of January 1764 and that the said premises now and forever after shall remain clear and free of and from all former and other gifts, grants, bargains, sales, doweries, rights, titles of doweries, judgments, executions, titles, troubles, charges, encumbrances whatsoever made, done, committed or suffered, by the said **WILLIAM HAGANS**, or any person or persons whatsoever, the

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quit rents hereafter to grow due and payable to our Sovereign the king and his successors, for and in respect of the said premises only excepted.

And the said **WILLIAM HAGANS**, for himself, his heirs, executors, administrators at anytime after the date hereof, at the request and chare of the said **JAMES DUNN**, and timely notice be given to make any deed or deeds, covenants or assurances as the said **JAMES DUNN**, or his counsel in law may advices, provided that the said **WILLIAM HAGANS**, his heirs, executors, administrators shall not be obliged to travel from their dwelling houses above 10 miles to make such further confirmations.

In witness whereof the said **WILLIAM HAGANS**, and **MARY**, his wife, hath hereunto set their hands and seals the day and year above written.

BE THE SAME MORE OR LESS interlined before signing.

**WILLIAM HAGANS** {seal}  
**MARY HAGANS** {seal}

In the presence of

**HENRY DOWNS**  
**JAMES HUSTON**  
**JOHN HAGANS**

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North Carolina  
Mecklenburg County

To wit:

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

**ROBERT HARRIS, CC**

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PLAT POINTS

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N15E 354p

N80W 230p

S20E 402p

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

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