

acknowledged the foregoing instrument to be his free act and deed,
 Before me, Samuel W. Taft, Justice of the Peace,
 Recd. Oct. 14th 1875 at 1-10 P.M. Ent'd & Exp'd By Hussey, B. Wilder Reg^r

Fanny
 Thayer
 to
 Nelson Jepherson

Know all men by these presents, that I Fanny Thayer of Douglas, in the County of Worcester and Commonwealth of Massachusetts, in consideration of sixty dollars to me paid by Nelson Jepherson of said Douglas, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said Nelson Jepherson his heirs and assigns a certain tract of land situated in the Easterly part of said Douglas, containing by estimation sixty rods, more or less, and is bounded and described as follows, to wit: Beginning at the Southeastly corner of the premises at centre of wall by stake & stones on the Northerly side of the Boston and Northford road (so called); thence N. $19\frac{1}{2}^{\circ}$ East 19 rods, 14 links to stake & stones by fence on the Southerly side of the road leading from the lower villiage to house of grantor; thence same course to centre of road; thence N. $37\frac{1}{2}^{\circ}$ W. 2 rods 9 links thence S. 85° W. to stake & stones by fence at land of Mrs. Collins Keith; thence with land of said Keith S. 85° W. 6 rods to corner of wall; thence with wall S. $12\frac{1}{2}^{\circ}$ W. 8 rods 16 links to land of said Jepherson; thence with land of grantee S. 72° E. 4 rods; thence with land of grantee S. $12\frac{1}{2}^{\circ}$ E. 10 rods to the first aforesaid road; thence same course to the centre of said road, thence N. 70° E. 1 rod 2 links to a point; thence N. $19\frac{1}{2}^{\circ}$ E. to the place of beginning. Reserving to the use of the public so much of said tracts as is covered by the location of said roads, and it is agreed that the grantee, his heirs and assigns shall build and forever maintain a good and sufficient fence on the first of the aforesaid lines. To have and to hold the afore granted premises to the said Nelson Jepherson, his heirs and assigns, to his and their use and behoof forever. And I do for myself, my heirs, executors and administrators covenant with the said Nelson Jepherson, his heirs and assigns, that I am lawfully seized in fee of the afore granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same to the said Nelson Jepherson, and that I will and my heirs shall warrant and defend the same premises to the said Nelson Jepherson, his heirs and assigns forever, against the lawful