

hundred square rods, be the same, more or less, bounded as follows, viz: Beginning at a stone set in the ground at the end of the barnyard wall, it being on the town way leading by the old Mendon Armshouse & being the Northwest corner of the lot; thence Southerly on said town way one hundred and fifty four feet to a stone set in the ground; thence Easterly one hundred and twenty five feet to a stone set in the ground; thence Southerly thirty feet to a stone set in the ground; thence Easterly eighty four feet to a stone set in the ground; thence Northerly one hundred and forty five feet to a stone set in the ground; thence Westerly one hundred and fifty three feet to a stone set in the ground at the Southeast corner of barnyard; thence on barnyard wall forty five feet to the point of beginning, being the real estate of which Catharine Tucker died, seised and possessed, and to which I am entitled as the only son and sole heir of said Catharine Tucker but subject to such taxes as may be assessed hereon for the current year, which herein grantee agrees to pay as a part of the consideration hereof. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Benjamin Franklin and his heirs and assigns, to their own use and behoof forever. And I do hereby, for myself, and my heirs, executors and administrators covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances except aforesaid taxes; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands