

against the land of the grantor adjoining the estate of the said grantee.
 To have and to hold the aforegranted premises to the said William T. Metcalf his heirs and assigns to his their use and behoof forever. And I do for myself my heirs executors and administrators covenant with the said William T. Metcalf his heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free of all incumbrances that I have good right to sell and convey the same to the said William T. Metcalf and that I will warrant and defend the same premises to the said William T. Metcalf his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said Aaron C. Cook and Susan B. Cook wife of the said Aaron C. Cook in token of her voluntary relinquishment of her right of dower in said estate have hereunto set our hands and seals this twenty eighth day ^{day} of February in the year of our Lord one thousand eight hundred and forty five.
 Signed sealed and delivered) Aaron C. Cook (seal)
 in presence of Susan B. Cook (seal)
 David Davenport } Worcester, ss. 1st April 1845, Then the
 Alfred H. Hastings } above named Aaron C. Cook ac-
 knowledged the above instrument to be his free act and deed before me David Davenport, Just. of Peace
 Rec April 10th 1845 at 12^h 10^m P.M. Ent'd & Exp'd By J. R. Ward, Regt.

to
 Gould Abbott I know all men by these presents that I Albert Gould of Mendon
 in the County of Worcester and Commonwealth of Massachusetts
 to C. C. P. Hastings Boot maker in consideration of seven hundred dollars paid
 assigned in Book by Charles Cotesworth Pinckney Hastings of said Mendon
 P. 141- and County and Commonwealth aforesaid. Receive the receipt
 whereof I do hereby acknowledge do give grant sell and convey
 unto the said Charles C. P. Hastings his heirs and assigns a
 certain tract of land situate with the privileges & appurtenances
 to the same belonging situate in said Mendon near the meet-
 ing house bounded and described as follow, to wit, beginning
 at the corner of land owned by the late Susan Green thence
 North 5 3/4° West eight rods to stake & stones at the turnpike
 road leading from Boston to Hartford and bounding
 on said Green's land thence north 84 3/4° East four rods to stake
 and stones and bounding on said turnpike road thence South 5 3/4°
 East eight rods to stake and stones thence South 84 3/4° West
 four rods to the first mentioned bounds, the two last lines
 bounding on land of Chas. C. P. Hastings and Mary M.