

the granted premises, have hereunto set our hands and seals this twelfth day of May in the year of our Lord eighteen hundred and seventy four.

Signed, sealed and delivered } Edward ^{his} Flynn [seal]
 in the presence of us } Johanna ^{mark} Flynn [seal]
 T. K. Ware — } Worcester, ss. May 12, 1874. Then personally appeared the above named Edward Flynn and acknowledged the above instrument to be his free act and deed.

Before me T. K. Ware Justice of the Peace.
 Recd May 13th 1874 at 10-30 a.m. Cert. & Ex. By Alex. H. Wilder Reg.

Bradford Mary A. D. Know all men by these presents that I, Mary Ann
 to D. Bradford of Mendon in the County of Worcester and Com-
 W^m. W. Nelson monwealth of Massachusetts in consideration of two thousand
 and fifty dollars to me paid by William W. Nelson of said
 Mendon the receipt whereof is hereby acknowledged do hereby
 give, grant, bargain, sell and convey unto the said William W.
 Nelson a certain tract or parcel of land with all the buildings
 thereon, situate in the Northerly part of said Mendon on the
 Easterly side of the road leading from said Mendon to Upton
 and bounded Northerly on land of Calvin Turner, land of Char-
 lotte Davenport, the wife of John L. Davenport, and land of
 Charles Davenport; Easterly on land of the widow of Gibbs
 Davenport; Southerly on land of George Bigelow formerly of
 Samuel Walker; and Westerly on said road. Being the same
 and all of the same land and farm conveyed to me by
 Joseph Albee in a deed dated the third day of January 1872
 and recorded in the Registry of Deeds in Worcester Book 859
 Page 533; and the same that was conveyed to said Albee by
 Elias Wood in a deed dated the twenty eighth day of February
 1860 and recorded in said Registry of Deeds Book 623 Page 312.

To have and to hold the granted premises with
 all the privileges and appurtenances thereto belonging to the
 said William W. Nelson 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; 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