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then Westerly and Southerly by said Haywards ~~land~~ to
 the new road leading to Cpton then by said new
 and old roads to the first mentioned bounds — So
 have and to hold the afore granted premises to the said
 James M. Seaver 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
 Seaver his heirs and assigns that I Am lawfully seized
 in fee of the afore granted premises that they are free
 of all incumbrances that I have good right to sell and
 convey the same to the said Seaver and that I will warrant
 and defend the same premises to the said Seaver his heirs
 and assigns forever against the lawful claims and dem-
 ands of all persons and I Prissiller Chapin wife of
 the said Joseph W. Chapin for the consideration
 aforesaid do hereby release and quit claim unto the
 said James M. Seaver his heirs and assigns all my right
 claim or possibility of dower in or out of said premises
 — In witness whereof we the said Joseph W. Chapin
 and Prissiller Chapin have hereunto set our hands
 and seals this first day of April in the year of our Lord
 one thousand eight hundred and forty eight.

Signed sealed and delivered

in presence of
 the words "and Southerly" being
 first interlined

Isaac Davenport
 Elmira A. Walker

Joseph W. Chapin (seal)

Prissiller Chapin (seal)

Worcester May 13. 1848 then
 the above named Joseph
 W. Chapin acknowledged
 the above instrument to be

his free act and deed Before me Isaac Davenport Justice of Peace
 Rec Sept. 13th 1848 at 4. 20. M. Cent & Cpl. 7 Dy. Mes. H. Wilder Regt.

Davenport George know all men by these presents that I George Davenport
 to of Mendon in the County of Worcester and State of Mas-
 Joseph Cummings sachusetts in consideration of nine hundred and twenty
 five Dollars paid to me by Joseph Cummings of Cpton
 in said County the receipt whereof I do hereby acknowledge do hereby grant sell and quit claim unto the said
 Joseph Cummings his heirs and assigns all my right
 title claim and demand in and unto three several
 tracts or parcels of land all situate in said Mendon
 and is bounded in said Cpton. two tracts of land
 are situate in said Mendon and contain three and