

edged, do hereby give grant, bargain sell and convey unto
 the said Thomas Coleman, his heirs and assigns, a certain
 tract of land with the buildings thereon containing one
 hundred acres more or less, situated on the Westerly side
 of the Road called the Quissett road in Mendon known
 as the Carlisle Capron farm bounded as follows: begin-
 ning at corner of wall on said road at the Northeast
 corner of said premises, thence Westerly by said wall and
 a ditch in a straight line to a corner of Erastus Hill's land
 bounding Northerly by said Hill's land to a ditch thence
 Southerly with a ditch, wall, and fence as it now stands
 bounding Westerly by wood and pasture land of grantor
 untill it comes to said Quissett road, thence Easterly
 and Northerly by said road to the place of beginning Re-
 serving a right for said Taft his heirs or assigns to pass
 and repass over the drive way through the yard to his
 woodlot at any and all times. To have and to hold the
 granted premises with all the privileges and appurtenances
 thereto belonging to the said Thomas Coleman and his
 heirs and assigns, to their own use and behoof forever. And
 I do hereby for myself and my heirs executors and admin-
 istrators 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 one mortgage to Milford Savings Bank for twenty
 five hundred dollars which said Coleman assumes and
 agrees to pay as a part consideration of this deed, 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 of all persons except as aforesaid.
 And for the consideration aforesaid I Thankful S. Taft
 wife of the said Amariah A. Taft do hereby release unto
 the said grantee and his heirs and assigns all right of or to
 both dower and homestead in the granted premises. In
 witness whereof we the said Amariah A. Taft and Thank-
 ful S. Taft hereunto set our hands and seals this twenty
 fourth day of April in the year one thousand eight hundred
 and seventy six.

Signed sealed and delivered } Amariah A. Taft Seal
 } Thankful S. Taft Seal