

died intestate, Therefore the said party of the first part, first
 in consideration of the sum of Five Dollars, of good and lawful
 money of the United States of America, to him in hand paid
 by the said party of the second part, the receipt whereof is hereby
 solemnly taken and confessed, as well also in consideration of the love
 and affection, which the said party of the first part, has and bears
 toward and for his Sister, the said party of the second part, has
 bargained, granted, sold, given, conveyed, conveyed and confirmed
 and by these presents bargains, grants, sells, gives, conveys
 conveys and confirms unto the said party of the second part, her
 heirs and assigns forever, all the right, title and interest, which
 he the said party of the first part, has in the following lot or place
 of land situated lying and being in the town of Maitland, County
 of Santa Rosa and State of Florida, known and designated
 as Lot of number (27) twenty seven, or the place of a Peachery
 called Lower Hill, which William Mills had laid out by
 John M. Arthur, County Surveyor, in the last half of
 the north west quarter of section of number (10) ten
 in township number (1) one north of Range twenty
 eight West, in the district of lands of the United States
 subject to sale at the Land Office in Tallahassee, and
 State aforesaid, containing two acres, It being conditioned
 that the said Caroline Francis wife of said Joseph Francis
 as aforesaid, shall by these presents, take and receive the
 same, absolutely and in fee simple as her separate and
 distinct property, in the same manner as she might do were
 she a feme sole, with full power, to dispose of the same
 by Will as by joining her said husband, in the execution
 of a deed to convey the same absolutely or create a lien
 thereon by mortgage. Together with all and singular the
 hereditaments and appurtenances therunto belonging, or
 in any wise appertaining, and the reversion and reversions
 remainder and remainders, rents issues and profits thereof
 and also all the estate, right, title and claims and
 demands, whatsoever, of the said party of the first part
 either in Law or equity, of in and to the above described
 premises, with the said hereditaments and appurtenances
 to have and to hold, the right, title and interest, aforesaid
 of in and to the premises above particularly mentioned
 and described, to the said party of the second part, her heirs
 and assigns forever.

And the said party of the first part, for
 himself, his heirs, executors and administrators, doth
 hereby covenant to warrant and defend the said party of
 the second part, in the title and quiet enjoyment of the
 said right, title and interest of in and to the premises above
 particularly mentioned and described, hereby conveyed.

In witness whereof the said party of the first, has hereunto
 set his hand and affixed his seal, the day and year first above
 written.

Signed Sealed Delivered in presence of Daniel J. Coleman. (S)
 J. A. Harrison
 John. Chase