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covenant grant to and with the said Oliver Day his heirs executors Administrators and assigns that the said Archer Spraberry and Anne his wife at and before the concealing and delivery of these presents and standeth lawfully seized in the above demised premises and hath a good right full power and lawful authority to grant sell & convey the said land and that the said land is free and clear from all incumbrances whatsoever warranting the same not only against themselves their heirs executors Administrators but against all persons whatsoever

that hath or may claim any right or title thereto and the said Archer Spraberry and Anne his wife doth further obligate themselves their heirs executors & Administrators to the said Oliver Day his heirs executors Administrators and assigns that the said Archer Spraberry and Anne his wife will make any other deed or instrument in writing for the better security of the above demised premises as by the said Oliver Day his heirs executors Administrators or assigns his or their counsel learned in the Law shall require In witness whereof we the said Archer Spraberry and Anne his wife doth hereunto set our hands and affix our seals the day & year

signed sealed