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This Deed made this 1st. day of August in the y ear One Thousand Nine Hundred and Sixteen between John Powell Jenkins and Lula M. Jenkins, his wife, both of the County of Rappahannock, State of Virginia, parties of the first part, and A. Hayes Buckner of the County and State aforesaid, party of the second part, witnesseth;

That in consideration of the sum of one thousand dollars (\$1000.00) in hand paid to said parties of the first part by said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof by said parties of the first part is by them hereby acknowledged, and the execution and delivery to said parties of the first part by said party of the second part of his promissory note for \$850.00, dated August 1st. 1916, and payable on August 1st. 1917, to the order of said John Powell Jenkins at the Culpeper National Bank of Culpeper, Va., with interest from date at the rate of 6% per annum ( which note contains a waiver of the homestead exemption and represents part of the purchase price of the premises hereby conveyed, the entire purchase price being \$1850.00 ) , the receipt of which note is by said parties of the first part hereby acknowledged, the said parties of the first part do grant unto the said party of the second part, with general warranty, all those two certain tracts, pieces or parcels of land, situate, lying and being in the County of Rappahannock, State of Virginia, bounded and described as follows, to wit;

(1) . All that certain tract, piece or parcel of land containing fifty acres, (50) be the same more or less, known as the "Walker Jenkins Mill Lot ", and being the same premises conveyed to J. Gabe Brown by A.H.Buckner Trustee, by a deed dated April 10th. 1905, and recorded in the Clerk's Office of Rappahannock County, Virginia, in Deed Book "W" at page 456, and a part of the land conveyed by said J.Gabe Brown and Virginia C. Brown, his wife, to said John Powell Jenkins by their deed dated April 4th. 1916, and recorded in said Clerk's Office in Deed Book No.28 at page 52, to which two deeds reference is hereby made for a fuller and more complete description of the premises hereby conveyed.

(2). All that certain tract, piece or parcel of land lying on the south side of Hazel River, and adjoining the tract of land first herein described, and being a portion of the Walker Jenkins Home tract, and being all the land conveyed to said J. Gabe Brown by F.P.Carter Commissioner in the suit of Jenkins adm'r. vs. Jenkins et als by deed dated December 31st. 1907 and recorded in said Clerk's Office in Deed Book "X" page 413, except ~~the~~ tract of land conveyed by said J. Gabe Brown and Virginia C.,Brown, his wife, to McLane Jenkins by their deed dated January 10, 1908, and recorded in said Clerk's Office in Deed Book "X" at page 413, to which said deeds reference is hereby made for a fuller and more complete description of the land hereby conveyed, which said tract or parcel of land contains by estimation fifty acres (50) , more or less, and is one of the tracts of land described in and conveyed by said deed from said J.Gabe Brown and wife to said John Powell Jenkins, by their deed dated April 4th. 1916, and recorded in said Deed Book 28



*This deed was taken from the  
W.C. Armstrong's file  
and has been given to  
John P. Jenkins by L.H. Dudley, his attorney in fact  
July 17, 1917.*

John Powell Jenkins, so recorded in said Deed Book No.28, at page 52, and all the land described in and conveyed by said deed from F.P.Carter Commissioner to said J.Gabe Brown, recorded as aforesaid in said Deed Book "X" at page 412, except the tract of land conveyed to said McLane Jenkins by said deed so recorded in said Deed Book "X" at page 413. The two tracts of land hereby conveyed are sold in gross and not by the acre.

The said parties of the first part hereby reserve a lien on the premises hereby conveyed to secure payment of said note for \$850.00 dated August 1, 1916 and executed by said party of the second part and payable to said John Powell Jenkins on August 1st. 1917, and bearing interest at the rate of 6% interest from date, which said note represents and is for part of, the purchase price of the premises hereby conveyed.

The said parties of the first part covenant that they have a right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances, except the said lien so specifically reserved as aforesaid, and that, they the said parties of the first part will execute such further assurance of the said land as may be requisite.

Witness the following signatures and seals.

John Powell Jenkins. (seal)

Lula M. Jenkins. (seal)

U.S.R.Stamps \$2.00 Cancelled ).

State of Virginia, County of Rappahannock, to wit;

I, R. Lee Taylor, a Justice of the Peace for the County aforesaid in the State of Virginia do certify that John Powell Jenkins and Lula M. Jenkins, his wife, whose names are signed to the foregoing writing bearing date on the 1st. day of August 1916, have acknowledged the same before me in my County aforesaid.

Given under my hand this 1st. day of August 1916.

R.Lee Taylor, J.P.

Virginia: Clerk's Office of Rappahannock Circuit Court, August 1st. 1916.

This Deed of Bargain and Sale was this day received in the said Office and together with the annexed certificate admitted to record.

Teste: W.C.Armstrong, Clerk.