

settle, the first being the husband and the others the heirs of Emeline M. Gunn, late of said Mendon, deceased, in consideration of Three Hundred Dollars paid by Erik J. Froom of Boston in bounty of Suffolk, in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Erik J. Froom, Three certain tracts of land situate in the said Town of Mendon, described as follows; The first contains fifty acres, more or less with buildings thereon, is situate on the southerly side of the road leading from Albeville to Uxbridge, and is bounded north by said road; East by the road leading from Albeville to the Chestnut Hill Meeting House, David M. Richardson land and the school house lot, on the South by Austin Wood land, and West by land which belonged to Nathan S. Daniels, deceased. The second tract lies opposite the house on first tract, on the northerly side of said Uxbridge road contains ten acres, more or less, bounded north by Blanchard land and land now or formerly owned by Alanson Taft; East by Blanchard land, South by said Uxbridge road and West by land now or formerly of James M<sup>c</sup> Kenney and land now or formerly of Luther E. Taft tract. The third is sprout and meadow land, contains ten acres, more or less, bounded north by Luther E. Taft land, East by Alanson Taft land, South by James M<sup>c</sup> Kenney swamp, and West by Peter Morris land and land which was of Nathan S. Daniels deceased. Meaning hereby to convey all and the same premises conveyed by deed from Nathan S. Daniels to Emeline M. Gunn, dated April 17<sup>th</sup> 1885 and recorded with Worcester District Deeds, Book 1194, Page 146, but subject to the reservation therein made and also to a mortgage given to Nathan S. Daniels for a principal sum of Five Hundred Dollars. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Erik J. Froom and his heirs