

in the County of St. Louis and the same bounded on the South by the River Missouri and on the West by the River Mississippi, and the said Phineas James does hereby sell and convey to the said Edward Miles a tract of land containing one hundred and sixty acres bounded as follows: West on the W. R. of the Missouri River; on the East is a tract of fifty acres (part of the same original tract); heretofore sold to Edward Miles. South by land belonging to the heirs of the widow Sullivan, and West by the land of Susan Nash and a tract of forty acres this day sold by said James to Dorothy Miles, exceeding part of this sixtieth such lots contains & Streets of plantation being within the boundaries of said sixty acres, as have been heretofore sold & conveyed by said P. James to other persons.

And for a consideration at mesne, in sum Phineas James does hereby give & grant unto the said Francis Nash and his heirs and assigns for ever all such & all other privileges & estatements & rights a party or parties may lawfully claim to have or hold in or out part of the before tract of land heretofore called plantation tract which by the said James and or myself lawfully claim to have or hold it, premises above given granted him & with all & singular his & his members & theirtenants & heirs the said Francis Nash & wife his & heirs forever.

In witness whereof the said Phineas James & R. Miles his wife have hereunto set their hands & seals this sixth day of November Eighteen hundred and thirty four A.M.

P. James Seal
R. Miles Seal

Date of this day 7th November in the year of our Lord 1831
for the County of St. Louis, State of Missouri, between Phineas James and the said Edward Miles the subscriber witness to the within Deed
and also attorney before the Clerk of the Circuit Court for the County of St. Louis such that he is acquainted with Phineas James the said witness to the within Deed and that the said Phineas signed, sealed and delivered said deed and acknowledged the same to be his act and Deed made and given for the reasons before mentioned in his presence and that said witness signed and attested his name as a witness thereto.

Given and sealed and sworn to before me the date of the 8th November 1831, at St. Louis in the County of St. Louis Clerk.

Recd. November 9th 1831.

St. Charles County Recorder

In the Name of God amen. I Phineas James of the Township of St. Louis in the County of St. Louis, Missouri, do make and declare this day of sound memory before the Lord, to his six hundred & sixteen in the Year of our Lord nineteen hundred and eight hundred and sixteen made and publish this my last will and Testament in manner following; that is to say, first I give and bequeath my long wife Susannah Barry my plantation and four hundred acres of land heretofore had plantation situate lying and bounded as follows: being the place where I have resided from Bell Mountain to the