

The State of Texas)
 Gonzales County)

Know all men by these presents that we James B West, Levi O. West, Martin Cochran and his wife Isabella Cochran heirs of the Estate of Levi West deceased and Winnie E. West widow of Levi West and Guardian of his minor heirs for themselves and wards, for and in consideration of the sum of Eighty eight and 50/100 dollars to them in hand paid by R R Dillard of the above County and State, do bargain sell and convey and by these presents do bargain sell and convey unto the said Dillard, all our right, title and interest in and to the following described tract or parcel of land, lying and being in the Counties of Caldwell and Gonzales, on the Sandy fork of Peach Creek, it being a Labor of Land patented to the heirs of Levi West Deceased, on the Seventeenth day of August 1857, and Bounded as follows, Viz; Beginning at the N Corner of J W Kneeland's Survey, a Stake from which an Elm 7 in dia bears N 20 E. 3 Vas. and a Burr oak 15 in dia bears S. 70° W 3 Vas. thence N 20° E. 800 Vas. a Stake set on a Creek, thence S. 40° E 350 Vas. a Stake from which a P O 10 in dia bears N 85° W 1 Vara. and Do 10 in dia bears E 7 Vas. Thence N 50° E 330 Varas a Stake from which a Blackjack 10 in dia bears N 84° W 9 Varas, and a P. O. 10 in dia brs S. 25° W 13 Vas. Thence S. 40° E. 863 Varas a Stake, from which a P. O. 9 in dia brs. N 10 Varas and. 10 in dia brs N 35° E. 12 Vas. Thence S. 50° W 1000 Varas said Kneelands N E line a Stake, from which a P. oak 15 in dia brs S. 14° E. 3 Vas. a Do 12 in dia brs N 27° E. 16 Varas, Thence with the N E line of said Survey N 40° W. 863 Vas. to the place of Beginning, containing One Labor of Land more or less. To have and to hold unto the said R R Dillard, his heirs, Executors & administrators forever, all the above described Tract of land, together with all and singular the rights, members, hereditaments & appurtenances belonging or in anyway appertaining. But we nor any one of us do not bind himself to warrant and defend the title of the above described land or any part thereof unto the said R R Dillard against any legal claimant whatsoever this Deed being intended to convey unto said Dillard all the right, title and Interest of the heirs of Lewis West unto said land and for no other purpose

Witness our hands and scrawls for seals, this x -----

Winnie E ^{her} X West (Seal)
 mark

James B West. (Seal)

Wm H West (Seal)

Levi O West (Seal)

Isabella E Cochran (Seal)

M B Cochran (Seal)

J M Smith (Seal)