worth much more, than Mr Gracies or Mr Primes places. It has advantages in prospect of which I will inform you when we meet.

Mr D. first demanded $40.m then $38m. I have made the purchase at 31m:— It is a cheap property at this rate;— I wished time to consult you, before I closed, but was advised by Mr Prime, not to wait, for fear of a disappointment:— I have no doubt but it can be resold at a Profit, if it should not suit you, contrary to my expectation.

This will not be unproductive Property, it is a valuable Estate; after a few years, it will be valued at 40m perhaps 50m. Dolls.—

I am very happy in thinking, that this purchase will be the means of bringing you & Laura to spend some weeks with me in the middle of Winter, to be repaid by visits to you, in the Summer. I shall arrange the payment with Mr D.— to suit his convenience. Tell Laura, her Cookies are bought, I will send them as soon as possible;— but I fear she will not get them by new years day. The recy for making them is a Dutch secret, not to be obtained—

Give my Love to John, & tell him that I make Oliver study hard & be obedt & that he must do the same;— I have no fear of his Health, under your care. The tumours you mention, are nothing of consequence