

Lease for one year to John Day, 3 Aug 1814

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Dated the 3^d of August 1814

Mess^{rs}. Charles Banks and }
John Smith and James Rust }
Esquire & others Trustees &c. } **Lease** for a Year.
to }
John Day Esquire }

Sealed and delivered }
in the presence of }

Theed [?] Pearse

Henry Surtling [?]

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This Indenture made the third ~ day of August in the fifty fourth year of the Reign of our Sovereign Lord George the third by the Grace of God of the united Kingdom of Great Britain and Ireland King Defender of the Faith And in the year of our Lord one thousand eight hundred and fourteen **Between** Charles Banks of Hailweston in the County of Huntingdon Gentleman and John Smith late of Saint Neots but now of Eynesbury in the County of Huntingdon Gentleman Surviving Trustees for Sale acting under and by virtue of the last Will and Testament of William Fowler the Younger late of Saint Neots in the County of Huntingdon Common Brewer deceased James Rust late of Great Gransdon but now of the Town of Huntingdon in the County of Huntingdon Esquire William Woodham of Gainlingay in the County of Cambridge Farmer and the said Charles Banks Trustees for Sale and Executors named in the last Will and Testament and Codicil of George Fowler late of Saint Neots aforesaid Common Brewer deceased of the one part and John Day of the Town of Bedford in the County of Bedford Esquire of the other part **Witnesseth** That for and in Consideration of the sum of five shillings of lawful money of the united Kingdom of Great Britain and Ireland current in Great Britain to the said Charles Banks John Smith James Rust William Woodham and Charles Banks in hand well and truly paid by the said John Day at or before the Sealing and Delivery of these presents the receipt and payment whereof is hereby acknowledged **They** the said Charles Banks John Smith James Rust William Woodham and Charles Banks **Have** and each and every of them **Hath** bargained and sold And by these Presents **Do** and each and every of them **Doth** bargain and sell unto the said John Day his Executors Administrators and

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Assigns **All** That Capital Messuage or Mansion House with the Appurtenances situate and being in a certain Place called the Priory in Saint Neots aforesaid And all that new erected Brewhouse Storehouse Chambers and Granaries over the same And all those new erected Stables and other Buildings erected and built by ~~the said~~ William Fowler the elder deceased for the Convenience of carrying on the Brewery and merchandizing Business together with the several Fixtures in the said Brewhouse Shops Granaries and Premises and the Ground and Soil whereon the said Capital Messuage or Mansion House and Buildings stand All which said Capital Messuage or Mansion House and Premises were heretofore in the occupation of Francis Atwood afterwards of Edward Arnold then of the said William Fowler the elder deceased late of the said William Fowler the younger and George Fowler deceased or one of them and now of the said John Day and John Hill Day his Heir or any of them And also all that Close of Pasture or Inclosed Ground in Saint Neots aforesaid called or known as the H[ams?] Close heretofore divided into three Closes containing by Es[timation] three Acres be the same more or less) lying on the Back Side of the aforesaid Messuage or Mansion House heretofore in the occupation of Thomas Small his Undertenants and Assigns late of the said William Fowler the elder and afterwards of the said William Fowler the younger and George Fowler and now of the said John Day and John Hill Day or one of them And all other the Messuages Hereditaments and Premises belonging to the said Priory Estate in Saint Neots aforesaid And which said Messuage or Mansion House and Premises were conveyed by Andrew Chambers to the said William Fowler the elder deceased by Indentures of Lease and Release

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bearing date respectively the seventeenth and eighteenth days of May one thousand seven hundred and eighty by the Description therein mentioned And also all that Messuage or Tenement and Bell Foundary thereto adjoining and belonging situate standing and being in Saint Neots aforesaid heretofore part of the said Priory – and now in the occupation of Sarah Fowler Widow of the said George Fowler and Robert Taylor with the Workshop Edifices Buildings and Appurtenances thereto belonging which said last mentioned Messuage or Tenement and Bell Foundary were purchased by the said William Fowler the elder of John Fox and were conveyed by Indentures of Lease and Release bearing date respectively the twenty fifth and twenty sixth days of March one thousand seven hundred and eighty nine And also all that Cottage or Tenement situate and being in a certain Lane called New Lane in Saint Neots aforesaid heretofore in the occupation of Frances Franklin Widow and now of Samuel Smith And also all that Malting or Malthouse situate and being near or adjoining to the said Cottage or Tenement heretofore in the occupation of the said William Fowler the elder and now or late of the said Charles Banks And also all those two Cottages or Tenements situate lying and being in New Lane aforesaid now in the occupation of John Goodchild and John Ashby formerly a Wheat House or Case heretofore in the occupation of Thomas Wiles with the Ground thereto belonging And also the Ground and Soil containing by admeasurement from the Malting and the Ground on which a Barn formerly stood belonging to Elizabeth Arnold and now to John Franklin on the East to the said new Lane west one hundred and seven Feet such Admeasurement having been taken along the Fence which d[ivi]des

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the Premises from the Close late of M^r. Joseph Robinson but now of [_____]lin And [_____] South from the said Cottage or Tenement to the said Close one hundred and twenty five Feet Together with all Outhouses Kilns Kilnhouses Lofts Chambers Granaries Edifices Buildings and Barns to the said Cottage Malting and Premises adjoining and belonging Which said Cottage Malting Wheathouse or Case and Premises were purchased by the said William Fowler the elder of Elizabeth Arnold John Park and Thomas Chapman and were conveyed by Indentures of Lease and Release bearing date respectively the ninth and tenth days of October one thousand seven hundred and ninety four And also all that Messuage Tenement or Inn called the Falcon situate and being in the Town of Saint Neots aforesaid Together with the Sw-arth being half a Rood of Meadow thereto belonging in Saint Neots Meadow in the occupation of Susannah Small her Undertenants [o]r Assigns And also all that Messuage Tenement or Public House called or known by the name or sign of the Queens Head with the Cornshops and a small Garden whereon a Cottage in the occupation of [space] Gray formerly [S_]od now pulled down thereto belonging situate and being in Saint Neots aforesaid now or late in the occupation ¹**Of** Thomas Bascott or his Undertenants And also all that Messuage Tenement or Public House situate and being in Saint Neots aforesaid and commonly called or known by the Name or Sign of the Jolly Brewer late in the occupation of James Waterfall and now of James Savage And also all those several Messuages Tenements or Dwellinghouses late in the several occupations of Elizabeth Housdon Thomas Andrews

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and Elizabeth Oliver and now of John Warwick Elizabeth Oliver and The Widow Staughton situate standing and being in Saint Neots aforesaid adjoining the said [last mentioned] Messuage or Public House And also all that Messuage or Tenement with the appurtenances called or known by the name or sign of the Kings Head with the Corn Shops two Cottages or Tenements and Close of Arable Land thereto belonging situate in Potton in the County of Bedford late in the occupation of Robert Fowler or his Undertenants and now of William Savage or his Undertenants And also all that Messuage Cottage or Tenement with the Barns Stables and Outbuildings thereto belonging situate and standing in Wybeston in the Parish of Eaton Socon aforesaid and called or known by the name or sign of the Queens Head Together with an Orchard or Close of Pasture Ground thereunto adjoining and now in the occupation of George Emery and reputed to contain by Estimation four Acres but all which Premises contain together by admeasurement two acres and thirty eight Perches as appears by the Schedule and Plan annexed to the Award made on the Inclosure of the said Parish of Eaton Socon being Number 648 therein And also all that Yard and Piece of Ground with the Stable standing thereon at North End in Eaton Socon aforesaid now in the occupation of Henry Coy adjoining to and occupied with the new erected Leasehold Messuage called the George there on which said Yard and piece of Ground formerly stood a Messuage Cottage or Tenement called Lese heretofore used as an Inn and called or known by the name or sign of the George but afterwards divided into several Tenements or Dwellinghouses and lately in the several tenures or occupations of the said Henry Coy and [space] Barnard William Pear

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The Overseers of the Poor of Eaton Socon aforesaid and Cross and now pulled down And all that Orchard or Close of Pasture reputed to contain by Estimation one Acre more or less lying on the west side of the said last described Yard and piece of Ground whereon the said Tenements or Dwellinghouses lately stood All which said Yard and Piece of Ground Orchard or Close of Pasture and Premises adjoin each other and contain together by admeasurement three roods and eight Perches as appears by the said Schedule and Plan being Number 142 therein And also all that new inclosed Plot or parcel of Land or Ground late part of Vineyard Field in North End in the Parish of Eaton Socon aforesaid near adjoining the said last described Messuage and Premises being [the first] Allotment awarded to the said William Foster the elder on the Inclosure of the said Parish containing by admeasurement five acres two roods and one perch in the occupation of the said Henry Coy And also all that new inclosed Plot or parcel of Land or Ground late part of Ford Field in North End in the Parish of Eaton Socon aforesaid being an Allotment awarded to the said William Fowler the younger on the Inclosure of the said Parish containing by admeasurement one acre one rood and eight perches being parted from the last described Land by a Brook also in the occupation of the said Henry Coy And also all that Scite of Ground whereon two Tenements formerly one Cottage or Tenement lately stood situate at the north End of Eaton Socon aforesaid abutting East on a Place called Maltmans Gardens next herein after described and west upon the Common Street or Kings Highway being the Great North Road heretofore in the occupation of The Widow Witherow and Thomas Griffin and now of the said Henry Coy And all that Cottage or Tenement

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situate and being at North End in Eaton Socon aforesaid with the Orchard thereto adjoining and belonging formerly called Hempland and afterwards Maltmans Gardens reputed to contain by Estimation one acre The Highway leading from Eaton Socon to Saint Neots East and next the Common Highway leading from Eaton Socon to Cross Hall being the [via] Great North road west late in the occupation of John Bonfield which said Scite of Ground Cottage and Orchard are now laid together and in the occupation of the said Henry Coy and contain together by admeasurement one Acre and two Perches as appears by the said Schedule and Plan Number 40 therein And also all that Messuage Cottage or Tenement and Pightle of Pasture adjoining situate and being in Topham End in the several Parishes of Eaton Socon aforesaid and Colmworths in the County of Bedford or one of them called or known by the name or sign of the Chequers now in the occupation of Thomas Luff containing by estimation half an Acre and so much thereof as is situate in the said Parish of Eaton Socon containing by admeasurement three Perches as appears by the said Schedule and Plan being Number 200 therein And also all that Messuage or Tenement and Public House known by the name of the Sun situate and being in Eaton Socon aforesaid lately divided into two Dwellings together with two Barns and a Stable adjoining each other And also the other Building lately used as a Woodhouse And also two Orchards n[ew l]aid into one Orchard and [Close of Pasture] adjoining thereto reputed to contain together by Estimation two Acres and three roods now or late in the occupation of James Sibley And which said Messuage called the Sun with the said Stables Yard and Orchard contain together by admeasurement

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one rood and twenty seven perches And which said Close of Pasture contains by admeasurement one acre two roods and ten perches as appears by the said Schedule and Plan being Numbers 128 and 127 therein And also all that Toft or Piece of Ground whereon a Messuage or Tenement heretofore stood and Orchard and Close of Pasture adjoining situate at Wyboston Little End otherwise Moor End in Eaton Socon aforesaid formerly in the occupation of Benjamin Jones And also all that piece of Arable Land or Ground part whereof is a Toft whereon a Cottage or Tenement sometime since burnt down in the Wyboston Little End otherwise Moor End aforesaid formerly stood formerly in the occupation of [space] Brown afterwards of Samuel Wootton and late of the said Benjamin Jones And also all that Close of Pasture called the old Orchard adjoining the said last mentioned Toft late also in the occupation of the said Benjamin Jones And also all that Cottage or Tenement in Wyboston Little end otherwise Moor End ²**Aforesaid** And All that Orchard or Close of Pasture to the said last mentioned Cottage adjoining and belonging heretofore in the occupation of The Widow Stratton and late of the said Benjamin Jones And also all that Plot or Piece of Land or Ground heretofore part of Norton Field in Eaton Socon aforesaid containing twenty six perches And also all that small piece or parcel of Land late part of an Orchard at Wyboston little End otherwise Moor End aforesaid containing thirty perches awarded or taken in Exchange on the Inclosure of the said Parish of Eaton Socon by the said William Fowler the elder of and from James Chamberlain All which said last mentioned premises are now better

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known by the name and description Of a Messuage Tenement or Public House called the Bell with the Stables buildings and appurtenances and divers Closes of Pasture Land occupied therewith and now in the occupation of Jeremiah Banks and are described in the said Schedule and Plan as follows (that is to say) An Orchard and Close containing three roods and thirty four Perches being Number 654 therein A Tenement Yard and Close containing one acre three roods and six perches being Number 657 therein A Tenement Orchard and part of a Close containing one acre and four Perches being Number 660 therein part of an Orchard taken by Exchange from James Chamberlain being Number 663 therein The third Allotment to William Fowler containing twenty six perches and the Bell Public House Yard and Buildings containing twenty Perches being N^o 666 in the said Schedule and Plan And also all that Plot or Parcel of Land or Ground late part of a Field called Norton Field in Eaton Socon aforesaid containing thirteen acres and three perches being part of the second Allotment awarded to the said William Fowler the elder on the Inclosure of the said Parish now divided with the remaining two Acres of the said Allotment which are Leaseholds into several Closes and in the occupation of the said Jeremiah Banks and lying near to and occupied with the said Messuage or Public House called the Bell And also all that Messuage Cottage or Dwellinghouse with the Close of Pasture thereto adjoining situate in the Parish of Eaton Socon aforesaid in the said Endship called Wyboston Little end otherwise Moor End now in the occupation of Samuel Wootton containing one acre three roods and six perches as appears by the said Schedule and Plan being Number 656 therein And also all that Messuage Tenement

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or public House situate and being in Eynesbury aforesaid commonly called or known by the name or sign of the Golden Ball together with the Garden Ground late a Close of Pasture at the East side thereof containing by Estimation three roods more or less now or late in the occupation of William Charlton And also all those two Messuages or Tenements adjoining the last described Messuage and Premises late in the occupation of David Scott and Charles Clarke and now of [space] Croan Doctor of Physic and Charles Clarke Together with the Lime kiln Coke kiln Sheds outhouses and appurtenances late in the occupation of the said William and George Fowler and now of the said John Day And also all that Messuage or Tenement and Inn commonly called or known by the name of the White Lion situate and being at Buckden aforesaid now or late in the occupation of Samuel Holden or his Undertenants And also all that Messuage Cottage or Tenement in Sawtry Moignes otherwise Sawtry All Saints in the County of Huntingdon aforesaid now or late in the occupation of Thomas Hitchcock called or known by the name of the Cross Keys And also all that Close of Pasture Ground containing by Estimation three roods more or less therewith occupied and enjoyed And also all that Messuage or Tenement situate in the Back Street in Kimbolton in the said County of Huntington used as a public House and called or known by the sign of the Blue Bell with the Brewhouse and Outhouses used and occupied therewith as the same now are or late were in the occupation of Sarah Britain with the use of the Yard thereto adjoining and free right of Ingress Egress and Regress in to and to the same at seasonable and proper Times in Common with the Owners and Occupiers of other Tenements therein or adjoining

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thereto And also all that Messuage Cottage or Tenement formerly divided into two Tenements with the Orchard or Pightle thereto belonging situate in Nether Dean in the County of Bedford late a Blacksmiths Shop but now a Public House and known by the sign of the Crown in the occupation of Mary Tebbutt And also all that Plot of Land or Ground lying in Deepsdale Field in Nether Dean aforesaid containing seven Acres one rood and thirteen perches And also all that Plot of Garden Ground lying in Deepsdale Field in Nether Dean aforesaid containing one rood and twenty two Perches both which last mentioned Plots of Land are now laid together in one Close and in the occupation of the said Mary Tebbutt And also all that new erected Messuage Cottage or Tenement with the Outhouses Buildings Yards Gardens Orchards and Appurtenances thereunto belonging situate in Little Gransden in the said County of Huntingdon known by the name or sign of the Chequer late in the occupation of William Love and now of John Nuoman And also all that Cottage or Tenement commonly called or known by the Name or sign of the White Lion situate in the Hamlet of Holme in the Parish of Biggleswade aforesaid and now or late in the occupation of William Pope And also all that Messuage or Tenement situate in the [Keysoe?] Row in the said County of Bedford now [] name or sign of the White Horse And also all that Pightle of Pasture Ground thereto adjoining and belonging containing by Estimation half an Acre [be it] more or less And also all that Plot piece or parcel of Land or Ground situate in Stocking Field in the Parish of Keysoe aforesaid containing two Acres one rood and twenty seven perches bounded on the west by the Turnpike Road on the north by the said Pightle and by ancient Inclosures belonging to William

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Cunnington on the East and South by an Allotment to the said William Cunnington Which said Allotment the Commissioners for inclosing the said Parish of Keysoe Did by their Award bearing date on or about the thirtieth day of December one thousand eight hundred and six set out allot and [a]ward unto and for the Trustees for the Family of the said William Fowler the Younger deceased as a Compensation and Satisfaction for their Lands Grounds rights of Common and other rights and Interests in and over the Lands and Grounds in Keysoe aforesaid directed to be divided and inclosed which said last mentioned Messuage Land and Premises are in the occupation of John Goss And also all that Messuage Cottage or Tenement with the Barns Stables and other Outbuildings situate in Spaldwick in the said County of Huntingdon called or known by the name or sign of the Hatchett late in the occupation of William Elderkin and now of Sarah Elderkin And all such ³**And** so much and such part and parts as is or are Freehold and not Copyhold or of Customary Tenure of All that Freehold Piece or Parcel of Land or Ground occupied with the said Messuage containing one acre and three Roods situate in a certain Place in Spaldwick aforesaid called Bury Hill And also all that piece or parcel of Land or Ground or Yard adjoining the next described Allotment on the north situate lying and being in Saint Neots aforesaid with all the Barns Stables Hovels Outhouses and Buildings now standing thereon And all that Plot piece or parcel of Land or Ground lying in the Short [Lands?] in Saint Neots aforesaid containing by statute measure [five?] acres and fourteen perches exclusive of all roads and

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ways And also all that Plot piece or parcel of Land or Ground lying and being in a certain place in Saint Neots aforesaid called Shelpit Field containing sixteen acres one rood and eight Perches All which last mentioned Land and Premises are now in the occupation of the said John Day and John Hill Day or one of them And also all that Messuage Tenement or Public House now called or known by the name or sign of the three Tuns situate and being in Saint Neots aforesaid late in the occupation of William Summers and now of John Lovell And also all those Messuages or Tenements situate and being in the High Street in Saint Neots aforesaid with the appurtenances and adjoining to the said three Tuns late in the several occupations of Miss Smith Robert Luff William Hills John Cook and John Solby and now of Robert Livett and his Undertenants and John Cook And also all that Messuage or Tenement commonly called or known by the name of the Blue Ball situate in Saint Neots aforesaid in a certain Street there called Huntingdon Street late in the occupation of William ~ ~ ~ ~ Richards and now of Rice Virley And also all that Messuage Tenement or Inn commonly called or known by the name or sign of the Fox and Hounds in Saint Neots aforesaid near the Market Place there late in the occupation of William Palmer and now of Sarah Palmer And also all that other Messuage or Tenement late in the occupation of Robert Waterfall and now of Ann Waterfall or her Undertenants And also all that other Messuage or Tenement ~ ~ ~ in the occupation of Jeremiah Burton And all that other Messuage or Tenement and Bakehouse in Saint Neots aforesaid in the occupation of Ann Wright And all that Building now or late a Comb Shop late in the occupation of William Palmer and now of Sarah Palmer

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All which last mentioned Public House and Premises are situate in Saint Neots aforesaid near the Market Place there And all that Messuage Tenement or Inn called or known by the name or sign of the Kings Head situate in or near the Market Place in Saint Neots aforesaid with the Stables Cornshops and Buildings in the Yard belonging thereto now or late in the occupation of William Beedham or [his] Undertenants And also all that Messuage Tenement or Inn commonly known by the name or sign of the Fighting Cocks now divided into two Tenements and the Piece of Ground or Orchard thereto belonging situate in Saint Neots aforesaid late in the several occupations of Richard Franklin and Rachael Newman and now of Thomas Jacques and Samuel Berrell And also all that Cottage or Tenement in Chawson in the Parish of Roxton aforesaid in the occupation of John Neal called or known by the name or sign of the Nags Head And all those three Acres of Arable Land lying in a Field belonging to Chawson aforesaid late in the occupation of John Neal And also all that Close of Pasture Ground with the appurtenances adjoining to the said Cottage in the occupation of the said John Neal And also all that Messuage Dwellinghouse or Inn commonly called or known by the name or sign of the Swan in Eltisley in the said County of Huntingdon And all that Croft or Piece of Ground adjoining thereto containing by Estimation two roods more or less now or late in the occupation of James Rose And all that Close of Pasture called Toothill Close containing by estimation two acres and three roods more or less situate in Ellington in the said County of Huntingdon late in the occupation of John Blackwell and now of Henry Austin And all that Messuage Cottage or Tenement situate in Graffham in the said County

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of Huntingdon called the Pyed Horse And all the Pightle of Pasture adjoining thereto containing by Estimation half an Acre And all that Plot or parcel of Land or Ground in Graffham aforesaid containing two acres two roods and thirty five perches exclusive of all roads and ways which said Messuage and Premises are now in the occupation of William Boutle And also all that Messuage or Tenement in Saint John Street in the Parish of Saint Mary in the Town of Bedford aforesaid called by the name of the Fountain and now divided into three Tenements late in the several occupations of Thomas Pope Palmer Thomas Bas and William Faldo or their Undertenants and now of Thomas Norris William Brazier and Thomas Bass And also all that Piece or parcel of Land containing by Estimation half a rood more or less situate lying and being in the Fields and Bounds of Papworth Everard in the said County of Huntingdon And also all that Messuage Tenement or Public House called or known by the name or sign of the three Horse Shoes in Papworth aforesaid late in the occupation of Ann Mason and now of Matthew Brown And also all such and so much and such part and parts as are Freehold or Charterhold and not Copyhold or of Customary Tenure of All that Messuage Tenement or Public House known by the sign of the Bell Inn situate in Brampton in the said County of Huntingdon with the Yard Orchard Garden and Close thereto belonging and adjoining now in the occupation of Edmund Groot And also all that Freehold Plot Piece or Parcel of Land or Ground containing thirty four Perches ⁴In Brampton aforesaid And also all that Messuage or Tenement and Premises situate in Great Grandsden in the said

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County of Huntingdon known by the sign of the Plough now or late in the occupation of James Ellwood And also all that Messuage or Tenement now and for some time past used as a Public House and known by the Sign of the Sun with the appurtenances thereto belonging situate and being in Saint Neots aforesaid in a certain Street there called Huntingdon Street now or late in the occupation of William Lucas his Undertenants or Assigns Which said Messuage and Premises were purchased by the said George Fowler deceased of Sarah Pestell John Ell and Sarah his Wife William Farrin and Elizabeth his Wife Ann Walduck [?] and James Jackson and Susannah his Wife and were conveyed by Indentures of Lease and Release bearing date the seventeenth and eighteenth days of February one thousand eight hundred and five And also all that Messuage or Tenement situate and being in Silver Street otherwise the Gaol Lane in the Parish of Saint Paul in the Town of Bedford aforesaid with the Barn and Ground thereunto belonging formerly in the occupation of Francis Western afterwards of Elizabeth Western his Widow late of Handscomb Layton then of John Pears and now a Public House called by the name of the Black Bull and in the occupation of William Dawson And also full and free Liberty for the owners and occupiers of the said last mentioned Messuage and Premises at seasonable times in the Day time and to carry and convey or cause to be carried and conveyed in Waggon Carts or otherwise any materials for repairing and building or other things through the Yard or Backway of John Moore Howard leading to a Building formerly a Candle House in the occupation of William Odell and now a Curriers Shop in the occupation of Charles Evans to lay in the Barn belonging to the said Messuage or

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Tenement And which said Messuage or Tenement and Premises were purchased by the said George Fowler deceased of James Langley and Judith his Wife and were conveyed by Indentures of Lease and Release bearing date the sixth and seventh days of November one thousand eight hundred and ten Together with all and singular Houses Outhouses Erections Edifices Buildings Barns Stables Yards Gardens Orchards ways paths passages waters watercourses Commons Commodities Profits Privileges Easements Emoluments Advantages rights members and appurtenances whatsoever to the said Messuages Cottages Tenements Land and Hereditaments herein before particularly mentioned and intended to be hereby bargained and sold belonging or in any wise appertaining or to or with the same or any part thereof usually had held used occupied possessed or enjoyed or accepted reputed deemed taken or known as part parcel or member thereof or of any part or parcel thereof And all other the Freehold Messuages Cottages Lands Tenements and Hereditaments whatsoever late of the said William Fowler the younger and George Fowler deceased or either of them situate lying and being in the several Counties of Bedford Cambridge and Huntingdon or either of them and which they the said Charles Banks and John Smith under or by virtue of the said ~ ~ ~ Will of the said William Fowler the younger deceased And the said James Rust William Woodham and Charles Banks under or by virtue of the Will and Codicil of the said George Fowler deceased respectively at the time of the Sealing and Delivery of these Presents have power to sell and dispose of And the reversion and reversions remainder and remainders rents issues and Profits of the said Messuages Cottages or Tenements Land and

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Hereditaments intended to be hereby bargained and sold and every part thereof **To have and to hold** The said Messuages Cottages Tenements Land Hereditaments and all and singular other the Premises herein before mentioned and intended to be hereby bargained and sold with their and every of their rights members and appurtenances unto the said John Day his Executors Administrators and Assigns from the day next before the day of the date of these Presents for during and unto the full End and Term of one whole Year from thence next ensuing and fully to be complete and ended **Yielding and Paying** Therefore unto the said Charles Banks John Smith James Rust William Woodham and Charles Banks their Heirs and Assigns the rent of one Pepper Corn on the last day of the said Term (if the same shall be lawfully demanded) To the Intent and Purpose that by virtue of these Presents and by force of the Statute made for transferring uses into Possession He the said John Day may be in the actual possession of All the said Messuages Cottages Tenements Hereditaments and Premises herein before mentioned and intended to be hereby bargained and sold and may be thereby enabled to accept and take a Grant and Release of the Reversion Freehold and Inheritance of the same Premises To the use and behoof of him the said John Day his Heirs and Assigns for ever

In Witness whereof the said Parties to these Presents have hereunto set their hands and seals the Day and year first above written

Charles {Seal} Banks John {Seal} Smith James {Seal} Rust W[illia]^m {Seal} Woodham