

SUMMARY: The document below is the letters patent dated 5 September 1545 by which Henry VIII granted to Lady Mary Kingston and her heirs the freehold of premises in the Blackfriars which adjoined on the south and east sides the premises which were later the site of James Burbage's Blackfriars theatre.

A later document prepared by Sir Thomas Cawarden c.1555/6 compendiously describes the property granted in 1545 to Lady Kingston and her heirs by the letters patent below, and in 1555/6 still held by her son, Sir Henry Jerningham (d. 6 September 1572):

*Sir Mr [sic] Jerningham fee [sic for 'Vice'?] Chamberlain to the Queen's Highness, hath his house, the great and upper library, the half of the nether library, the south cloister & cloister-yard, the fermery, the brewhouses, the bakehouse & the stable, with certain gardens, worth by year (no value given), besides other edifices which he holdeth are not granted by any letters patents.*

See Feuillerat, Albert, *Blackfriars Records*, (Oxford University Press: Malone Society, 1913), p. 3 at:

<https://archive.org/stream/collectionspt102malouoft#page/2/mode/2up>.

The background to the 1545 grant below is complex. By the time of the letters patent below, the courtiers Sir William Kingston (d. 14 September 1540) and Lady Mary Scrope Jerningham Kingston (d. 25 August 1548) had held property in the Blackfriars for almost a decade. On 20 December 1536 premises in the Blackfriars which had formerly been in the tenure of Henry VIII's governess, Lady Elizabeth Denton (d.1519), were leased for a term of three lives plus one year to Sir William Kingston, Lady Mary Kingston, and the latter's son by her first marriage, Sir Henry Jerningham. See TNA E 303/9/180.

On 6 May 1540 Sir William Kingston was granted a lease for 21 years of additional premises in the Blackfriars (see TNA E 315/212, ff. 134v-135r and TNA SC 12/11/18). The 1540 lease included the former inner cloister (now a garden); the houses under the dorter as well as the part of the dorter not demised to Lady Anne Grey; a hall, buttery and cellar on the north side of the cloister; the library on the east side of the cloister; the infirmary and rooms above and beneath it at the west end of the cloister; and a bakehouse, brewhouse and stable adjoining the infirmary.

Sir William Kingston died on 14 September 1540, only a few months after the making of this lease.

On 10 July 1543 Lady Kingston and Sir Henry Jerningham surrendered the 1536 lease of the property formerly in the tenure of Lady Denton, and were granted a new lease of the same premises for twenty-one years. See TNA E 315/216, f. 52, and Feuillerat, Albert, *Blackfriars Records*, (Oxford University Press: Malone Society, 1913), pp. 104-5 at:

<https://archive.org/stream/collectionspt102malouoft#page/104/mode/2up>.

A note on the 1536 lease in the hand of Richard Rich, Chancellor of the Court of Augmentations, likely dating from 1543, indicates that Rich had taken a surrender of the 1536 lease, and had given order for the preparation of a new lease for 21 years.

The lease of 10 July 1543 is referred to in the opening paragraphs of the letters patent below, although the scribe inadvertently wrote merely 'day of July', rather than 'tenth day of July'.

By the letters patent below of 5 September 1545, in return for a payment of £60, Lady Kingston and her heirs were granted the reversion of the premises included in the lease of 10 July 1543 (which according to Feuillerat consisted of Lady Denton's former house), as well as the freehold of all the premises which had been included in the 1540 lease to Sir William Kingston with the exception of premises in the dorter as well as the hall, buttery and cellar on the north side of the cloister.

In his will, TNA PROB 11/55/240, Lady Kingston's son and heir, Sir Henry Jerningham, left his widow, Frances Baynham (d.1583), a life estate in his mansion in the Blackfriars, with remainder to his eldest son and heir, Henry Jerningham (d.1619), while the rest of his Blackfriars property was to go to one of his younger sons, William Jerningham, after the decease of Frances:

*Item, I give and bequeath unto my foresaid son, William, and his heirs forever, after the decease of his mother, all my lands, tenements and hereditaments whatsoever with the appurtenances set, lying and being within the precinct of the late Blackfriars in London by Ludgate, my mansion house in the which I have always dwelled in myself for the time of my being in London with the cloister, orchard, garden and all other buildings to the same house belonging or appertaining only excepted and forprised, the which said mansion house and cloister with th' appurtenances and all other my lands, tenements & hereditaments within the precinct of the late Blackfriars in London I will and bequeath by this my last will and testament unto Dame Frances, my wife, for term of her life, and after her decease the chief mansion house with the cloister, garden and the stable in the which I do use to keep my horses, I will and bequeath to my son, Harry, and his heirs forever;*

By indenture dated 3 April 1574 Frances Baynham Jerningham leased a part of the Blackfriars property in which she held a life estate to Francis Kempe for five years at £8 per annum. See Norfolk Record Office JER 245, 55X1, and the History of Parliament entry for Francis Kempe at:

<http://www.historyofparliamentonline.org/volume/1509-1558/member/kempe-francis-1534-97-or-later>.

By indenture dated 26 February 1580 Frances Baynham Jerningham leased a part of the Blackfriars property in which she held a life estate to George Carey (1548-1603), 2<sup>nd</sup> Baron Hunsdon, for 21 years at £8 per annum. See SRO D641/3/E/1/7/2.

William Jerningham predeceased his mother, Frances, and thus did not inherit the Blackfriars property which had been willed to him by his father, but Sir Henry Jerningham's Blackfriars mansion, as per the terms of his will, was inherited by his eldest son, Henry Jerningham (d.1619). It is not mentioned in Henry Jerningham's 1596 will, however (see Norfolk Record Office JER 246, 55X1), and passed out of the hands of the family at about that time.

In 1596 James Burbage converted the upper frater, i.e. the former Parliament chamber which adjoined the infirmary on the south and the inner cloister on the east, into the second Blackfriars theatre. It thus appears that the premises granted to Sir William Kingston in 1540, and to Lady Mary Kingston and her heirs by the letters patent below, which included the infirmary and the inner cloister, adjoined the site of the later Burbage theatre on two sides.

Smith states that after the 1540 lease to Sir William Kingston:

*. . . [the Kingstons] now certainly had tenure of the Little Cloister . . . and many of the buildings fronting upon it, including all three floors of the Firmory at the south end of the Upper Frater block.*

See Smith, Irwin, *Shakespeare's Blackfriars Playhouse*, (New York: New York University Press, 1964), pp. 114-16.

A grant of property in the Blackfriars on 12 March 1550 to Sir Thomas Cawarden, TNA C 66/831, mm. 32-3, confirms that Lady Mary Kingston's house and garden were situated on the south and east sides of the upper frater (the former Parliament chamber later turned into the second Blackfriars theatre by James Burbage):

*We do give also of our special grace and certain knowledge & mere motion and also by the advice aforesaid to the forenamed Thomas Cawarden, knight, all that our house called 'le vpper ffrater' containing in length one hundred & seven feet, & in breadth fifty-two feet, abutting on the house & garden of the said Lady Kingston on the south & east sides, and on the hall where 'lez Revelles' of the Lord the King now lieth & are stored on the north side, & against 'le Dutchie Chamber' & the house of John Portinary aforesaid on the west side.*

For Lady Anne Grey (d.1559), step-daughter of Lady Kingston, see her will, TNA PROB 11/42B/3.

For Lady Elizabeth Denton (d.1519), see also TNA E 315/191, f. 57r.

For Lady Mary Kingston, see also her will, TNA PROB 11/32/320, in which she refers to 'my house late belonging to the Blackfriars in London', and Folger MS L.b.310.

LM: For Lady Mary Kingston, widow, concerning(?) a grant to her & her heirs

The King to all to whom etc., greeting. Whereas we by a certain indenture under our Great Seal of our Court of Augmentations of the Revenues of our Crown made bearing date at Westminster [the tenth?] day of July in the thirty-fifth year [=July 1543] of our reign by the advice of the Council of the Court aforesaid, did demise, grant & to farm let to Lady Mary Kingston, widow, late the wife of William Kingston, knight, deceased, & Henry Jerningham, gentleman, all that messuage, tenement & garden late in the tenure of Lady Elizabeth Denton, with the way leading to the water of Thames between the garden of Lady Peacock on the west side & the garden of Richard Tryce on the east side, and also two rooms & one cellar under 'le lybrarye' which at one time was 'le vnder lybrarye' adjoining 'le Hill Garden', which certain messuage, tenement, garden, rooms, cellar and other the premises formerly belonged & appertained to the late priory late of the Friars Preachers within the city of London, now dissolved;

To have & to hold the foresaid messuage or tenement & garden and all & singular other the premises with their entire appurtenances to the forenamed Lady Mary Kingston & Henry Jerningham & their assigns from the feast of Saint Michael the Archangel then next to come to the end of the term & for the term of twenty & one years from thence next following & fully to be completed, yielding therefore yearly to us, our heirs & successors, five pounds of lawful money of England, to be paid at the feasts of the Annunciation of Blessed Mary the Virgin & Saint Michael the Archangel, or one month after each of those feasts, to the Court aforesaid by equal portions during the term aforesaid, as by the same indenture among other things more fully appears;

Know that for the sum of sixty pounds of lawful money of England to the hands of our Treasurer of our Court of Augmentations of the Revenues of our Crown to our use by the foresaid Lady Mary Kingston, widow, paid, whereof we acknowledge ourselves to be fully satisfied & paid, and the same Lady Mary Kingston, her heirs, executors & administrators, to be acquitted & discharged thereof by these presents, of our special grace and certain knowledge & mere motion we have given & granted and by these presents we do give & grant to the forenamed Lady Mary Kingston the reversion & reversions of the foresaid messuage, tenement, garden, rooms, cellar & other all & singular the premises above expressed & specified and by the foresaid indenture to the forenamed Lady Mary Kingston & Henry Jerningham, as is aforesaid, demised, and all the foresaid yearly rent of five pounds above by the foresaid indenture to us, our heirs & successors, as is aforesaid, reserved;

We do give also & for the consideration [m. 24] aforesaid by these presents we do grant to the forenamed Lady Mary Kingston all the foresaid messuage, tenement & garden with all its entire appurtenances late in the tenure of the said Lady Elizabeth Denton and now in the tenure of the said Lady Mary Kingston situate & being within the site, enclosure, ambit, circuit & precinct of the late priory or house late of the Friars Preachers commonly called 'lez blacke ffreeres' within the city of London, now dissolved, to the same late priory formerly belonging & appertaining, together with the way aforesaid leading to the

Thames between the garden of the said Lady Peacock on the west side & the garden of Richard Tryce on the east side;

And also all those two rooms [+&?] one cellar under 'le lybrarye' which at one time was 'le vnder lybrarye' adjoining to 'le Hyll Garden' situate & being within the site, circuit & precinct of the said late priory late of the Friars Preachers and to the same late priory formerly belonging & appertaining and lately being parcel of the possessions thereof;

And also all that our cloister, land, ground & garden called 'le Inner Cloyster yarde' & our hereditament commonly called 'Le Inner Cloyster' with the appurtenances late in the tenure of the said William Kingston, knight, & now in the tenure of the said Lady Mary Kingston situate, lying & being within the site, enclosure, ambit, circuit & precinct of the said late priory late of the Friars Preachers within the said city of London, which certain cloister, land, ground, garden & hereditament late were 'le Inner Cloyster' of the same late priory and to the same late priory formerly belonged & appertained;

And also we do give & for the consideration aforesaid by these presents we do grant to the forenamed Lady Mary Kingston, widow, all that our house and all our houses, buildings & hereditaments called 'le lybrarye' situate & being on the east side of the said cloister, land, ground & hereditament called 'le Inner Cloyster' within the foresaid site, enclosure, circuit & precinct of the said late priory and to the same late priory formerly belonging & appertaining;

And also all that our house and building & hereditament called 'le ffermorye' situate & being at the west end of the said cloister, land, ground & hereditament called 'le Inner Cloyster' within the said site, enclosure, ambit, circuit & precinct of the said late priory and to the same late priory formerly belonging & appertaining;

And all our room, land, ground, building & hereditament being above & below the same 'le fermorye' and to the same 'le ffermorye' belonging or appertaining & to the said late priory formerly belonging & appertaining and being parcel of the possessions thereof;

And also all that our bakehouse & brewhouse adjoining to the said 'le ffermorye' within the said site, enclosure, ambit, circuit & precinct of the said late priory and to the same late priory formerly belonging & appertaining;

And all that our stable with the appurtenances next adjoining to the said brewhouse within the said site, enclosure, ambit, circuit & precinct of the said late priory and to the same late priory formerly belonging & appertaining;

Together with all & singular ways, paths, entries, exits & other their appurtenances, rights, easements & commodities whatsoever to the premises or to any parcel thereof in any manner belonging or appertaining or being with the same or by reason or authority of the same or of any parcel thereof used or occupied;

And also the revenues whatsoever of all & singular the premises & any parcel thereof;

And also the rents & yearly profits whatsoever reserved upon whatsoever leases or grants of the premises or of any parcel thereof in any manner made;

Which certain premises late were in the tenure of the said William Kingston, knight, & now are in the tenure or occupation of the said Lady Mary Kingston;

We do give also & for the consideration aforesaid by these presents we do grant to the forenamed Lady Mary Kingston, widow, all & singular the premises with their rights, profits, commodities [+&?] emoluments whatsoever as fully, freely & entirely as the last prior of the said late priory or any of our predecessors in right of that late priory at any time before the dissolution of the same late priory or before that late priory came to our hands had, held or enjoyed (imperfect), had, held or enjoyed (perfect), or ought to have, hold or enjoy the foresaid messuage, tenement, houses, buildings, gardens & other all & singular the premises or any parcel thereof;

And as fully, freely & entirely as they all & singular [+came?] to our hands by reason or authority of the dissolution of the said late priory or by reason or authority of any charter, gift, grant or confirmation made to us, or by reason or authority of any prescription, use or custom before had or used or otherwise by any other way came or ought to come [+ to our hands], and in our hands now are or ought to be;

Which certain buildings, gardens & other all & singular the premises with the appurtenances now amount to the clear yearly value of six pounds;

To have, hold & enjoy the foresaid messuage, houses, buildings, gardens & other all & singular the premises above expressed & specified with the appurtenances to the forenamed Lady Mary Kingston, widow, her heirs & assigns, forever to the perpetual use & behoof of the same Lady Mary Kingston, her heirs and assigns, forever;

Holding of us, our heirs & successors, by fealty as of our Honour of Hampton Court, and not in chief, for all services & demands whatsoever;

And further of our more ample grace we do give & by these presents do grant to the forenamed Lady Mary Kingston all issues, rents, revenues & profits of the foresaid houses, buildings & other all & singular the premises above expressed & specified with the appurtenances from the feast of the Annunciation of Blessed Mary the Virgin last past until the present time coming or growing, to have to the same Lady Mary Kingston of our gift without account or anything therefore to us, our heirs or successors, in any manner to be yielded, paid or made;

And moreover of our more ample grace we will, and for us, our heirs & successors, by these presents do grant to the forenamed Lady Mary Kingston, her heirs & assigns, that we, our heirs & successors forever yearly & from time to time will discharge, acquit & save harmless as well the same Lady Mary Kingston, her heirs & assigns, as also the foresaid houses, buildings, gardens & other all & singular the premises above expressed

& specified against us, our heirs & successors, & against whatsoever other persons from all & all manner of corrodies, rents, fees, annuities & sums of money whatsoever concerning the premises issuing or to be paid or on that account charged or to be charged, except the service above by these presents reserved, and except demises of the premises or of any parcel thereof in any wise made, and except such charges as the farmers of the premises or any parcel thereof by reason of our indentures are yearly held to be discharged;

Willing also & by these presents firmly enjoining beforehand(?) both our Chancellor & Council of our said Court of Augmentations of the Revenues of our Crown, as also all our receivers, auditors & other officers & ministers [+& those] of our heirs & successors whatsoever for the time being, that they & any of them upon the only showing of these our letters patents or the enrolment of them, without any other writ or warrant from us, our heirs or successors in any wise to be obtained or prosecuted, will make & from time to time will cause to be made full, entire and due allowance & manifest discharge to the forenamed Lady Mary Kingston, her heirs & assigns, regarding all & all manner such corrodies, rents, fees, annuities & sums of money issuing from the premises, as is aforesaid, or to be paid or on that account charged or to be charged, except pre-excepted;

And these our letters patent or the enrolment of them will be yearly & from time to time as well to our said Chancellor & Council of our said Court of Augmentations of the Revenues of our Crown as also to all our receivers, auditors & other officers & ministers [+& those] of our heirs & successors whatsoever for the time being a sufficient warrant & discharge in that regard;

We will also & by these presents we do grant to the forenamed Lady Mary Kingston that she may have & shall have these our letters patents under our Great Seal of England duly made & sealed without fine or fee, great or small, to us in our Hanaper or elsewhere to our use therefore to us, our heirs or successors, in any manner to be yielded, paid or made;

Although express mention etc. In [+testimony] of which thing etc. Witness the King at Westminster the fifth day of September.

By himself, the King, etc.

[m. 23]

LM: p{ro}(?) D{omi}na Maria Kyngeston vidua de con{cessione} sibi & hered{ibus}

1 Rex Om{n}ib{us} ad quos &c sal{u}t{e}m Cum nos p{er} quandam indenturam sub m{a}gno sigillo n{ost}ro Cur{ie} n{ost}re Augmentacionu{m} reuencionu{m} Corone

2 n{ost}re confect{am} gerent{em} dat{um} apud West{monasteriu}m die Iulij Anno regni n{ost}ri tricesimo quinto p{er} aduisamentum Consilij Cur{ie} p{re}d{i}c{t}e tradiderim{us}

3 concesserim{us} & ad firmam dimiserim{us} d{omi}ne Marie Kyngeston vidue nup{er} vx{or}i Will{elm}i Kyngeston Militis defuncti & Henr{ico} Jernyngham

4 Gen{er}oso totum illud mesuagiu{m} ten{emen}tum & Gardinu{m} nup{er} in tenura d{omi}ne Elizabeth{e} Dentonys cum via ducen{te} aquam Thamisis int{er}

5 Gardinu{m} d{omi}ne Peycok ex occidentali parte & Gardinu{m} Ric{hard}i Tryce ex orientali parte Aceciam duas Cameras & vnu{m} Cellariu{m}

6 subtus le lybrarye quod quondam fuit le vnder lybrarye adiacen{s} le Hill Garden Quequidem mesuagiu{m} ten{emen}tum Gardinu{m}

7 Cam{er}e Cellariu{m} ac cet{er}a p{re}missa nup{er} Prioratui dudum fr{atru}m p{re}dicator{um} infra Ciuitatem London modo dissolut{o} dudum spectabant

8 & p{er}tinebant h{ab}end{um} & tenend{um} p{re}dict{a} mesuagiu{m} siue ten{emen}tum & Gardinu{m} ac om{n}ia & singula cet{er}a p{re}missa cum suis p{er}tin{entijs} vniu{er}sis

9 p{re}fate D{omi}ne Marie Kyngeston & Henr{ico} Jernyngham & eor{um} assign{atis} a festo s{an}c{t}i Mich{ael}is Arch{angel}i adtunc p{ro}x{imum} futur{um} vsq{ue} ad finem

10 t{er}mini & p{ro} t{er}minu{m} viginti & vnus annor{um} extunc p{ro}x{ime} sequen{tium} & plenar{ie} complend{orum} Reddend{o} inde annuatim nob{is} heredib{us} &

11 successorib{us} n{ost}ris quinq{ue} libras legalis monete Angl{ie} ad festa Annunciac{i}o{n}is b{eat}e Marie virginis & s{an}c{t}i Mich{ael}is Arch{angel}i vel

12 vnu{m} mensem post vtrumq{ue} festum festor{um} illor{um} ad Cur{iam} p{re}d{i}c{t}am p{er} equales porc{i}o{n}es soluend{as} durante t{er}mino p{re}d{i}c{t}o p{ro}ut p{er}

13 eandem indenturam int{er} alia plenius apparet Sciatis q{uo}d nos p{ro} sum{m}a sexaginta librar{um} legalis monete Angl{ie} ad manus

14 Thesaurarij n{ost}ri Cur{ie} n{ost}re Augmentacionu{m} reuencionu{m} Corone n{ost}re ad vsum n{ost}r{u}m p{er} p{re}d{i}c{t}am d{omi}nam Mariam Kyngeston

15 viduam solut{a} vnde fatem{ur} nos plenarie fore satisf{a}c{t}os & p{er}solutos eandemq{ue} d{omi}nam Mariam Kyngeston heredes



16 executores & administratores suos inde esse acquietatos & exon{er}atos p{er} p{re}sentes De gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta sciencia

17 & mero motu n{ost}ris dedim{us} & concessim{us} ac p{er} p{re}sentes dam{us} & concedim{us} p{re}fate d{omi}ne Marie Kyngeston reu{er}c{i}o{n}em & reu{er}c{i}o{n}es

18 p{re}dict{orum} mesuagij ten{emen}ti Gardini Camerar{um} Cellarij & cet{er}orum om{n}i{um} & singulor{um} p{re}missor{um} sup{er}ius exp{re}ssor{um} & specificator{um} ac p{er}

19 p{re}d{i}c{t}am indenturam p{re}fatis D{omi}ne Marie Kyngeston & Henr{ico} Jernyngham vt p{re}fert{ur} dimiss{orum} Ac totum p{re}d{i}c{t}um annuu{m} reddit{um}

20 quinq{ue} librar{um} sup{er}ius p{er} indenturam p{re}d{i}c{t}am nob{is} heredib{us} & successorib{us} n{ost}ris vt p{re}fert{ur} reseruat{um} Damus eciam & p{ro} considerac{i}o{n}e

[m. 24]

1 p{re}d{i}c{t}a p{er} p{re}sentes concedim{us} p{re}fate D{omi}ne Marie Kyngeston totum p{re}d{i}c{t}um mesuagiu{m} ten{emen}tum & Gardinu{m} cum om{n}ib{us} suis p{er}tin{entijs} vniu{er}sis nup{er}

2 in tenura d{i}c{t}e D{omi}ne Elizabeth{e} Dentonys ac modo in tenura d{i}c{t}e d{omi}ne Marie Kyngeston scitua{a} & existen{tia} infra Scitum Septum

3 ambitum circuitum & p{ro}cinctum nup{er} prioratus seu domus dudum ffr{atru}m p{re}dicator{um} vulgarit{er} nuncupat{um} lez blacke ffreeres infra

4 Ciuitatem London modo dissolut{um} ac eidem nup{er} Prioratui dudum spectan{tia} & p{er}tinen{tia} vnacum via p{re}dict{a} ducen{te} ad Thamys{em} int{er}

5 Gardinu{m} d{i}c{t}e d{omi}ne Peycok ex occidentali parte & Gardinu{m} Ric{hard}i Tryce ex orientali parte Aceciam om{n}es illas duas Cameras [+&?]

6 vnu{m} Cellariu{m} subtus le lybrarye quod quondam fuit le vnder lybrarye adiacen{tia} ad le Hyll Garden scitua{a} & existen{tia} infra

7 Scitum circuitum & p{ro}cinctum d{i}c{t}i nup{er} Prioratus dudum ffr{atru}m p{re}dicator{um} ac eidem nup{er} Prioratui dudum spectan{tia} & p{er}tinen{tia} ac

8 parcell{a} possessionu{m} inde nup{er} existen{tia} Aceciam totum illud Claustum t{er}ram solum & Gardinu{m} n{ost}ru{m} vocat{um} le Inner Cloyster yarde

9 & hereditamentum n{ost}r{u}m vulgarit{er} vocat{um} Le Inner Cloyster cum p{er}tin{entiijs} nup{er} in tenura d{i}c{t}i Will{elm}i Kyngeston Militis & modo in tenura

10 d{i}c{t}e d{omi}ne Marie Kyngeston scitua{a} iacen{tia} & existen{tia} infra Scitum Septum ambitum circuitum & p{ro}cinctum d{i}c{t}i nup{er} Prioratus dudum

11 ffr{atru}m p{re}dicator{um} infra d{i}c{t}am Ciuitatem London Quodquidem Claustum t{er}ra solum Gardinu{m} & hereditamentum nup{er} fuit le

12 Inner Cloyster eiusdem nup{er} Prioratus ac eidem nup{er} prioratui dudum spectabat & p{er}tinebat Aceciam dam{us} & p{ro} considerac{i}o{n}e

13 p{re}d{i}c{t}a p{er} p{re}sentis concedim{us} p{re}fate d{omi}ne Marie Kyngeston vidue totam illam domu{m} n{ost}ram ac om{n}ia Domos edificia &

14 hereditamenta n{ost}ra vocat{a} le lybrarye situat{a} & existen{tia} ex parte orientali d{i}c{t}i Claustri t{er}re soli & hereditamenti vocat{i} le

15 Inner Cloyster infra p{re}d{i}c{tu}m Scitum Septum circuitum & p{ro}cinctum d{i}c{t}i nup{er} Prioratus ac eidem nup{er} Prioratui dudum

16 spectan{tia} & p{er}tinen{tia} Necnon totam illam domu{m} n{ost}ram ac edificiu{m} & hereditamentum n{ost}r{u}m vocat{um} le ffermorye scitua{um} & existen{s}

17 ad occidentalem finem d{i}c{t}i Claustri t{er}re soli & hereditamenti vocat{i} le Inner Cloyster infra d{i}c{tu}m Scitum Septum ambitum

18 Circuitum & p{ro}cinctum d{i}c{t}i nup{er} Prioratus ac eidem nup{er} Prioratui dudum spectan{s} & p{er}tinen{s} Ac totum spaci{m} t{er}ram solum

19 edificiu{m} & hereditamentum n{ost}r{u}m supra & subtus idem le fermorye existen{tia} ac eidem le ffermorye spectan{tia} vel p{er}tinen{tia} &

20 d{i}c{t}o nup{er} Prioratui dudum spectan{tia} & p{er}tinen{tia} ac parcella possessionu{m} inde existen{tia} Necnon totum illud pistrinu{m} n{ost}r{u}m &

21 brasineam n{ost}ram d{i}c{t}o le ffermorye adiacen{tia} infra d{i}c{tu}m Scitum Septum ambitum circuitum & p{ro}cinctum d{i}c{t}i nup{er} Prioratus ac

22 eidem nup{er} Prioratui dudum spectan{tia} & p{er}tinen{tia} Ac totum illud Stabulum n{ost}r{u}m cum p{er}tin{entiijs} dict{o} domui brasinee p{ro}x{ime} adiacen{s} infra

23 d{ic}tu{m} Scitum Septum Ambitum circuitum & p{ro}cinctum d{ic}t{i} nup{er} Prioratus ac eidem nup{er} Prioratui dudum spectan{s} & p{er}tinen{s}

24 vna{c}um om{n}ib{us} & singulis vijs semitis introit{ibus} exitib{us} & alijs suis p{er}tin{entijs} iurib{us} easiam{entis} & com{m}oditatib{us} quibuscumq{ue}

25 p{re}missis seu alicui inde parcella quoquo modo spectan{tibus} vel p{er}tinen{tibus} aut cum eisdem seu r{aci}one vel p{re}textu eor{un}dem aut

26 alicuius inde parcella vsitat{is} seu occupat{is} existen{tibus} Acceiam reu{en}c{i}o{n}es quascumq{ue} o{mn}i{u}m & singulor{um} p{re}missor{um} & cuiusl{ibe}t inde p{ar}celle

27 necnon redditus & annualia p{ro}ficua quecumq{ue} reseruat{a} sup{er} quibuscumq{ue} dimissionib{us} seu concessionib{us} de p{re}missis seu de

28 aliqua inde parcella quoquo modo fact{is} Quequidem p{re}missa nup{er} fuerunt in tenura d{ic}t{i} Will{elm}i Kyngeston Militis & modo

29 sunt in tenura seu occupac{i}o{n}e d{ic}t{e} d{omi}ne Marie Kyngeston Dam{us} enim & p{ro} considerac{i}o{n}e p{re}d{ic}t{a} p{er} p{re}sentis concedim{us} p{re}fate d{omi}ne Marie

30 Kyngeston vidue om{n}ia & singula p{re}missa cum suis iurib{us} p{ro}ficuis com{m}oditatib{us} [+&?] emolumentis quibuscumq{ue} adeo plene lib{er}e &

31 integre p{ro}ut vltim{us} Prior d{ic}t{i} nup{er} prioratus aut aliquis vel aliqui p{re}decessor{um} suor{um} in iure nup{er} Prioratus illius aliquo tempore

32 ante dissoluc{i}o{n}em eiusdem nup{er} Prioratus vel anteq{ua}m nup{er} Prioratus ille ad manus n{ost}ras deuenit p{re}dict{a} mesuagi{um} ten{emen}tum

33 domos edificia Gardina & cet{er}a om{n}ia & singula p{re}missa aut aliquam inde parcellam h{ab}uerunt tenuerunt vel gauisi fuerunt h{ab}uit

34 tenuit vel gauisus fuit seu h{ab}ere tenere vel gaudere debuerunt aut debuit Et adeo plene lib{er}e & integre p{ro}ut ea om{n}ia & singula

35 ad manus n{ost}ras r{aci}one vel p{re}textu dissoluc{i}o{n}is d{ic}t{i} nup{er} prioratus aut r{aci}one vel p{re}textu alicuius Carte doni concessionis vel

36 confirmac{i}o{n}is nob{is} fact{i} aut r{aci}one vel p{re}textu alicuius p{re}scripc{i}o{n}is vsus seu consuetudinis ante hac h{ab}it{i} seu vsitat{i} vel alit{er}

37 quocumq{ue} modo deuenierunt seu deuenire debuerunt ac in manib{us} n{ost}ris iam existunt seu exist{ere} debent vel deberent Quequidem

38 edificia Gardina & cet{er}a om{n}ia & singula p{re}missa cum p{er}tin{entijs} modo extendunt ad clar{um} annuu{m} valorem sex librar{um} h{ab}end{um}

39 tenend{um} & gaudend{um} p{re}dict{a} mesuag{i}um domos edificia Gardina & cet{er}a o{m}nia & singula p{re}missa sup{er}ius exp{re}ssa & specificata cum p{er}tin{entijs}

40 p{re}fate d{omi}ne Marie Kyngeston vidue heredib{us} & assign{atis} suis imp{er}p{etuu}m ad p{er}p{etuu}m opus & vsum ip{s}ius d{omi}ne Marie Kyngeston heredum

41 & assign{atorum} suor{um} imp{er}p{etuu}m Tenend{um} de nob{is} heredib{us} & successorib{us} n{ost}ris p{er} fidelitatem tantum vt de Honore n{ost}ro de Hampton

42 Courte & non in Capite p{ro} om{n}ib{us} s{er}uicij & demandis quibuscumq{ue} Et vlt{er}ius de ampliori gr{aci}a n{ost}ra dam{us} & p{er} p{re}sentes concedim{us}

43 p{re}fate d{omi}ne Marie Kyngeston om{n}ia exitus redditus reuenc{i}o{n}es & p{ro}ficua p{re}d{i}c{t}or{um} domor{um} edificior{um} & cet{er}or{um} o{mn}i{u}m & singulor{um}

44 p{re}missor{um} sup{er}ius exp{re}ssor{um} & specificator{um} cum p{er}tin{entijs} a festo Annu{n}ciac{i}o{n}is b{eat}e Marie virginis vltimo p{re}t{er}ito hucusq{ue} p{ro}uenientia

45 siue crescen{tia} h{ab}end{um} eidem d{omi}ne Marie Kyngeston ex dono n{ost}ro absq{ue} compoto seu aliquo alio p{ro}inde nob{is} heredib{us} vel

46 successorib{us} n{ost}ris quoquo modo reddend{o} soluend{o} vel faciend{o} Et insup{er} de ampliori gr{aci}a n{ost}ra volum{us} ac p{ro} nob{is} heredib{us} &

47 successorib{us} n{ost}ris p{er} p{re}sentes concedim{us} p{re}fate d{omi}ne Marie Kyngeston heredib{us} & assign{atis} suis q{uo}d nos heredes & successores

48 n{ost}ri imp{er}p{etuu}m annuatim & de tempore in tempus exon{er}abim{us} acquietabim{us} & indempnes conseruabim{us} t{a}m eandem d{omi}nam

49 Mariam Kyngeston heredes & assign{atos} suos q{ua}m p{re}d{i}c{t}a domos edificia Gardina & cet{er}a om{n}ia & singula p{re}missa sup{er}ius exp{re}ssa &

50 specificata v{er}sus nos heredes & successores n{ost}ros & v{er}sus quascumq{ue} alias p{er}sonas de om{n}ib{us} & om{n}imodis Corrodijs

51 redditib{us} feodis annuitatib{us} & denarior{um} sum{m}is quibuscumq{ue} de p{re}missis exeun{t}ibus seu soluend{is} vel sup{er}inde on{er}at{is} seu

52 on{er}and{is} p{re}t{er}q{ua}m de s{er}uicio sup{er}ius p{er} p{re}sentes reseruat{o} Ac p{re}t{er}q{ua}m de dimissionib{us} de p{re}missis seu de aliqua inde parcella

53 quoquo modo fact{is} Ac p{re}t{er}q{ua}m de huiusmodi onerib{us} que firmarij p{re}missor{um} aut alicuius inde parcellae r{aci}one indenturar{um}

54 suar{um} annuatim exon{er}are tenent{ur} Volentes enim & p{er} p{re}sentes firmit{er} iniungend{o} p{re}cipientes t{a}m Cancellario & Consilio n{ost}ro

55 d{i}c{t}e Cur{ie} n{ost}re Augmentacionu{m} Reuencionu{m} Corone n{ost}re q{ua}m om{n}ib{us} Receptorib{us} Auditorib{us} & alijs Officiarijs & Ministris

56 n{ost}ris heredum & successor{um} n{ost}ror{um} quibuscumq{ue} p{ro} tempore existen{tibus} q{uo}d ip{s}i & eor{um} quil{ibe}t sup{er} solam demonstrac{i}o{n}em har{um} l{ite}rar{um}

57 n{ost}rar{um} patenciu{m} vel irrotulament{i} ear{un}dem absq{ue} aliquo alio br{eu}i seu Warranto a nob{is} heredib{us} vel successorib{us} n{ost}ris quoquo

58 modo impetrand{o} seu p{ro}sequend{o} plenam integram debitamq{ue} allocac{i}o{n}em & exon{er}ac{i}o{n}em manifestam de om{n}ib{us} & om{n}imodis

59 huiusmodi Corrodijs redditib{us} feodis annuitatib{us} & denarior{um} sum{m}is de p{re}missis vt p{re}fert{ur} exeun{tibus} seu soluend{is} vel sup{er} inde

60 on{er}at{is} seu on{er}and{is} except{is} p{re}except{is} p{re}fate d{omi}ne Marie Kyngeston heredib{us} & assign{atis} suis facient & de tempore in tempus

61 fieri causabunt Et hee l{ite}re n{ost}re patentes vel irrotulament{um} ear{un}dem erunt annuatim & de tempore in tempus t{a}m d{i}c{t}is

62 Cancellario & Consilio n{ost}ro d{i}c{t}e Cur{ie} n{ost}re Augmentacionu{m} reuencionu{m} Corone n{ost}re q{ua}m om{n}ib{us} Receptorib{us} Auditorib{us} &

63 alijs Officiarijs & Ministris n{ost}ris heredum & successor{um} n{ost}ror{um} quibuscumq{ue} p{ro} tempore existen{tibus} sufficien{s} Warrentum &

64 exon{er}acio in hac parte Volum{us} eciam & p{er} p{re}sentes concedim{us} p{re}fate d{omi}ne Marie Kyngeston q{uo}d h{ab}eat & h{ab}ebit has l{ite}ras n{ost}ras

65 patentes sub magno sigillo n{ost}ro Angl{ie} debito modo f{a}c{t}as & sigillatas absq{ue} fine seu feodo magno vel paruo nob{is} in Hanap{er}io

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66 n{ost}ro seu alibi ad vsum n{ost}r{u}m p{ro}inde nob{is} heredib{us} vel  
successorib{us} n{ost}ris quoquo modo reddend{o} soluend{o} vel faciend{o} Eo  
q{uo}d exp{re}ssa

67 mencio &c In cuius rei &c T{este} R{ege} apud West{monasteriu}m quinto die  
Septembr{is}

p{er} ip{su}m Regem &c