

SUMMARY: The document below is the Prerogative Court of Canterbury copy of the will, dated 26 December 1503 and proved 13 May 1504, of Sir John Shaa (d. 26 December 1503), Lord Mayor of London in 1501.

### ***FAMILY BACKGROUND***

#### ***Testator's parents***

The testator was the son of John Shaa of Rochford, Essex, and the nephew and eventual heir of his uncle, Sir Edmund Shaa, Lord Mayor of London in 1482. For the will of Sir Edmund Shaa, see TNA PROB 11/8/187. The testator was also the nephew of Ralph Shaa (d.1484), notorious for having preached a sermon at Paul's Cross impugning the legitimacy of Edward IV's son and heir.

#### ***Testator's siblings***

The testator had a sister, Elizabeth Shaa, who married William Poyntz (d.1500) of North Ockenden, Essex. See Burke, John, *A Genealogical and Heraldic History of the Commoners of Great Britain and Ireland*, (London: Henry Colburn, 1836), Vol. III, p. 538 at:

<http://books.google.ca/books?id=qf4GAAAQAAJ&pg=PA538>

See also the pedigree of Poyntz in Palin, William, *More About Stifford and its Neighbourhood*, (London: Taylor & Co., 1872), p. 129 at:

<http://books.google.ca/books?id=z3wuAAAAMAAJ&pg=PA129>

For the will of the testator's 'brother' [=brother-in-law?], Sir Richard Haddon, (d.1516/17), see TNA PROB 11/18/454. See also:

<http://www.middlesex-heraldry.org.uk/publications/monographs/mdxchurches/mdxchurches-stolavehartst.htm>

### ***MARRIAGE AND ISSUE***

The testator married Margaret Ilam (born 1467), the daughter of the London mercer, Thomas Ilam (d.1482), by Jane [Verdon?]. See Thrupp, Sylvia, *The Merchant Class of Medieval London [1300-1500]*, (Ann Arbor: University of Michigan, 1948), p. 366 at:

<https://books.google.ca/books?id=99V2omf9odQC&pg=PA366>

By Margaret Ilam the tetator had three sons and two daughters:

\* **Edmund Shaa**, eldest son and heir, of Horndon-on-the-Hill, Essex, who married Lora Wentworth, the daughter of Sir Roger Wentworth (d. 9 August 1539). After the death of Edmund Shaa, Lora Wentworth married secondly a husband surnamed Everard, and thirdly Francis Clopton, esquire, of Kedington, Suffolk. See the will of Sir John Wentworth, TNA PROB 11/49/288, and Rutton, William Loftie, *Three Branches of the Family of Wentworth*, (London: 1891), pp. 193 at:

<https://books.google.ca/books?id=YhY5AQAAMAAJ&pg=PA193>

See also the pedigree of Clopton of Kedington in Metcalfe, Walter C., ed., *The Visitations of Suffolk*, (Exeter: William Pollard, 1882), pp. 16-17 at:

<http://books.google.ca/books?id=EycAAAAAQAQAJ&pg=PA16>

\* **Reginald Shaa**.

\* **Thomas Shaa**.

\* **Audrey (or Etheldreda) Shaa**, whom the testator married firstly to his ward, John Writtle. After Writtle's death Audrey Shaa was granted licence to marry secondly William Aylofffe (d.1517), a Bencher of Lincoln's Inn, and in March and April 1508 dower was assigned to her out of the lands of her late husband, John Writtle. See the will of William Aylofffe, TNA PROB 11/19/7; the Shaa pedigree in Howard, *infra*, p. 77; and Dawes, M.C.B., *Calendar of Inquisitions Post Mortem*, (London: Her Majesty's Stationary Office, 1955), Vol. III, p. 288 at:

<http://archive.org/stream/calendarofinquis03great#page/288/mode/2up>

See also the Aylofffe pedigree (in which Audrey's name is erroneously given as 'Mawde') in Metcalfe, Walter C., ed., *The Visitations of Essex, Part I*, (London: Harleian Society, 1878), Vol. XIII, p. 141 at:

<https://books.google.ca/books?id=JyjuAAAAMAAJ&pg=PA141>

See also the *ODNB* entry for William Aylofffe (c.1535-1584), grandson of William Aylofffe (d.1517):

*Aylofffe, William (c.1535–1584), judge, was the son of William Aylofffe of Hornchurch, Essex, and Anne, daughter of Sir Thomas Barnardiston of Ketton, Suffolk. His grandfather William (d. 1517) was a bencher of Lincoln's Inn and perhaps the first armigerous member of the family, having received a grant of arms in 1512; he had in 1507 married Audrey, daughter of alderman Sir John Shaa, the London goldsmith, and widow of John Wrytell.*

William Aylofffe (c.1535-1584) purchased Oxford's manors of Kennington and Wennington. For his will, see TNA PROB 11/67/475.

After the death of William Aylofffe (d.1517), Audrey Shaa married thirdly Sir John Gainsford (d.1540). See his will, TNA PROB 11/28/264, and Davis, Walter Goodwin, *The Ancestry of Mary Isaac, c.1549-1613, Wife of Thomas Appleton of Little Waldingfield, co. Suffolk, and Mother of Samuel Appleton of Ipswich, Massachusetts*, (Portland, Maine, 1955), p. 336 at:

<https://babel.hathitrust.org/cgi/pt?id=wu.89062912860&view=1up&seq=434>

See also the Gainsford pedigree in *Surrey Archaeological Collections*, Vol. VI, (London: Wyman and Sons, 1874), p. 327 at:

<https://books.google.ca/books?id=IEUVAAAAQAAJ&pg=PA327>

\* **Julyan Shaa** (d. 12 August 1527), who married Sir Richard Fowler (d.1528) of Rycote, Oxfordshire. See his will, TNA PROB 11/22/65, and the Fowler pedigree in Lee, Frederick George, *The History, Description and Antiquities of the Prebendal Church of the Blessed Virgin Mary of Thame*, (London: Mitchell and Hughes, 1883), p. 295 at:

<http://books.google.ca/books?id=f1oMAQAAMAAJ&pg=PA295>

See also the Shaa pedigree in Howard, Joseph Jackson and George John Armytage, eds., *The Visitation of London*, Vol. I, (London: Harleian Society, 1869), p. 77 at:

<http://books.google.ca/books?id=Wf4KAAAAYAAJ&pg=PA77>

See also 'Extracts From Aske's Collections', *Collectanea Topographica et Genealogica*, (London: John Bowyer Nichols and Son, 1834), Vol. I, p. 329 at:

<https://archive.org/stream/collectaneatopog01londonoft#page/324/mode/2up>

*[T]he said Sir Richard Fowler married Julian, daughter to Sir John Shaa of London, knight, and hath issue a son, John.*

See also the History of Parliament entry for Sir Richard Fowler at:

<https://www.historyofparliamentonline.org/volume/1509-1558/member/fowler-john-1520-75>

*b. by 1520, 1st s. of Sir Richard Fowler (d. 13 Aug. 1528), of Hambleden, Bucks. and Rycote, Oxon. by 2nd w. Julian, da. of Sir John Shaa of London. m. by Aug. 1551, Anne, at least 1s.1*

After the testator's death, his widow, Margaret Ilam Shaa (born 1467), married, shortly before 3 March 1503/4, as his second wife, Sir John Raynsford of Colchester, whose first wife, Anne Starkey, had died 22 December 1487. See Richardson, *Douglas, Plantagenet Ancestry*, 2<sup>nd</sup> ed., 2011, Vol. I, p. 601 and Vol. III, p. 422; Richardson, Douglas, *Magna Carta Ancestry*, 2<sup>nd</sup> ed., 2011, Vol. I, p. 565; and the will, dated 12 September 1521 and proved 1 February 1522, of Sir John Raynsford, TNA PROB 11/20/79.

Although only one daughter is mentioned in Richardson, *supra*, it appears from Sir John Raynsford's will that he had two daughters by Margaret Ilam:

**-Audrey Raynsford**, who married Sir John Raynsford's ward, Thomas Darcy (1506-1558), 1<sup>st</sup> Baron Darcy of Chiche, whose son, John Darcy (d.1581), 2<sup>nd</sup> Baron Darcy of Chiche, was a co-guarantor of Oxford's debt to the Court of Wards. See the will of Thomas Darcy, 1<sup>st</sup> Baron Darcy of Chiche, TNA PROB 11/37/466, and the *ODNB*:

*Darcy, Thomas, first Baron Darcy of Chiche (1506–1558), courtier and administrator, was born on 4 December 1506, the only son of Roger Darcy (d. 1508) of Danbury, Essex, and Elizabeth, daughter of Sir Henry Wentworth of Nettlestead, Suffolk. His father, who had been an esquire of the body to Henry VII, died before Darcy was two, and his wardship was granted to Sir John Raynsford of Bradfield, Essex. By September 1521, as soon as he had attained the minimum legal age for cohabitation, Raynsford married Darcy to his daughter Audrey. Nothing is known of his upbringing, but he seems to have been destined for a career as a soldier and courtier. Audrey died soon after Darcy achieved his majority in 1527, and they appear to have had no children. By 1532 he had married Elizabeth, the daughter of John de Vere, fifteenth earl of Oxford . . . .*

**-Julian Raynsford**, who married Sir William Waldegrave (d. 12 December 1554), by whom she was the mother of Sir William Waldegrave (c.1540 – 25 August 1613), co-guarantor of Oxford's debt to the Court of Wards. See the will of Sir William Waldegrave (d. 12 December 1554), TNA PROB 11/37/466.

There was thus a very close family relationship between the two co-guarantors of Oxford's debt to the Court of Wards.

For the marriage of Margaret Ilam Shaa and Sir John Raynsford, see also 'Kirby-le-Soken' at:

<https://www.victoriacountyhistory.ac.uk/counties/essex/work-in-progress/landownership-sokens>

*The estate was apparently next recorded in 1503 when Margaret, lady Shaa, widow of Sir John Shaa, brought lands called Grovehouse in Tendring Hundred to Sir John Raynsford or Rainsford in marriage.<sup>72</sup> He was succeeded before 1540 by his son of the same name who died without issue in 1560. His heirs, Christopher Edmonds, John Goodwin and Anne wife of John Josselyn, who were descended from his father's first wife's sister,*

*Elizabeth Starkey, apparently sold the manor.<sup>73</sup> In 1571 William Waldegrave and Elizabeth his wife sold it to Thomas Bussard . . . .*

See also:

<http://www.disnorge.no/slektsforum/viewtopic.php?t=23305>

1503/4 Calendar of Close Rolls 19 Henry VII. Membrane 3d. pp. 134-5.

*381. Indenture between John Tate and Bartholomew Reede knights, John Kyngesmelle and Thomas Marowe serjeants at law, Thomas Poyntz esquire, William Shragger clerk and John Mundy goldsmith of London, friends to Margaret lady Shaa, sometime wife of Sir John Shaa knight, and John Raynsford knight for the king's body : Raynsford to marry lady Shaa before St. John Baptist next, if she is agreeable ; and 'for that that it is right well known that the seid lady Shaa hath great poscessions of londes which were hir late husbondes duryng hir liff and also grete substaunce of goodes,' he will make estate to her for life before Pentecost next of Netherhall, Bradfeldhall, Overhall Fayties in Bradfeld, Michelles, Grovehous and Ramsay co. Essex, with all his lands, franchises markets, fairs, leets, courts etc. in Tendryng hundred, without impeachment of waste except in felling trees of timber ; if she makes any wood-sales, she shall enclose the wood after felling 'for the savegard of the spryng there.'*

*Sealed 3 March, 19 Henry VII. English  
Memorandum of acknowledgment, 17 May.*

### ***OTHER PERSONS MENTIONED IN THE WILL***

For the will of the testator's executor, Sir John Tate, alderman and mercer of London, see TNA PROB 11/18/86.

For the will of the testator's executor, Sir Bartholomew Rede, Lord Mayor of London in 1502, see TNA PROB 11/14/789.

For the will of the testator's executor, Thomas Marowe, serjeant at law, see TNA PROB 11/14/514.

For the will of the testator's executor, Nicholas Mattok, Chamberlain of London, see TNA PROB 11/20/264.

For the will of the testator's executor, Ralph Lathom, goldsmith of London, see TNA PROB 11/19/442.

For the will of the testator's executor, Henry Woodcock, see TNA PROB 11/18/276.

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For the will of the testator's executor, Sir John Mundy, later Lord Mayor of London, see TNA PROB 11/27/118.

For Sir Thomas Frowyk (d. 7 October 1506) mentioned in the will below see the *ODNB* entry.

### **TESTATOR'S LANDS**

For the testator's house at Horndon, see ERO D/DSq?t1/13 at:

<https://secureweb1.essexcc.gov.uk/seaxpam2012/ViewCatalogue.aspx?ID=186363>

For the testator's manor of North Weald in Essex, see:

'North Weald Bassett: Manors', *A History of the County of Essex: Volume 4: Ongar Hundred* (1956), pp. 286-290. URL: <http://www.british-history.ac.uk/report.aspx?compid=15716>.

LM: Test{amentum} Ioh{ann}is Shaa milit{is}

In the name of God, Amen. The 26<sup>th</sup> day of the month of December the year of Our Lord God 1500 and three, and the 19 year of the reign of King Henry the 7<sup>th</sup>, I, John Shaa knight, alderman and citizen and goldsmith of London, being of whole mind and in good memory, blessed be Almighty God, make, ordain and dispose this my present testament and last will of my goods movable in manner and form following, that is to say:

First and principally I bequeath and recommend my soul to Almighty God, my Creator and Saviour, and to the Blessed Virgin Our Lady Saint Mary, his glorious Mother, and to all the holy company of heaven;

And my body to be buried in the church of Saint Thomas of Acres of London, that is to wit, under the altar and chapel there made over the burying-place of Sir Edmund Shaa, knight, my uncle, whose soul God assoil;

And I bequeath to the said place of Saint Thomas an hundred pounds of lawful money of England to be disposed upon the reparations & other things most necessary to the same place by the discretion of the Master and brethren there and by the oversight of mine executors, to th' intent that the said Master and brethren shall have my soul in their special remembrances and prayers and that they shall cause in every sermon there after my decease to be said my soul by the preacher to be prayed for and by him to be recommended to the prayers of the hearers of all such sermon[s];

Also I bequeath to the high altar of my parish church of Saint Peter in Cheap of London for my duties forgotten or withholden, if any be, 20s;

Also I will that at my burying mine executors shall purvey 24 torches of wax and 4 tapers and poor men, householders, to hold them, every poor man to have a black gown and an hood to serve both at burying and at the month's mind;

And at the day of my burying and as soon after as it can reasonably be done, I will there be 1000 Masses said for my soul within the City of London and suburbs of the same, whereof I will have two trentals of Masses sung the morrow after my decease where mine executors shall seem convenient;

Also I will that my body be fet to my burying-place by the 5 Orders of Friars of the City of London, and I bequeath to every of the same 5 Orders of Friars 20s for their labour and to pray for my soul;

Also I bequeath to the prison [f. 99r] houses hereunder written, that is to say, Newgate, Ludgate, the Fleet, the two Counters in London, the King's Bench and the Marshalsea in Southwark, to every prison of them 10s to be disposed at sundry times by mine executors within a year next after my decease amongst the prisoners there in bread or other things necessaries to have my soul prayed for;

Item, to every lazar-house nigh about London I bequeath 6s 8d to pray for my soul;

Also I will that mine executors against my month mind purvey and give of my goods 40 black gowns to my kinsfolks and friends such as shall seem most convenient to mourn and pray for my soul, beside my wife and my household and beside the poor men that shall hold the torches and tapers, of the which 40 gowns I will that Master Recorder, the Chamberlain, the Town Clerk, the Common Sergeant, and the two Under-sheriffs of the City of London be partners;

And I will that mine executors at the same month's mind cause to be given and disposed in alms to poor people after their discretions £20 to the comfort and relief of my soul;

And over that I will that they ordain at my said month's mind a worshipful dinner, as the manner is for like persons to have, and call thereunto the Mayor and his brethren with the fellowships and crafts of this City and other of my friends & neighbours such as I have been conversant and accompanied with, all to th' intent that they shall know that I die in charity with them and with all the world, wherethrough they may the more tenderly pray for me;

Also I bequeath to the amending of feeble highways nigh about London and specially toward Essex £20 to be disposed by the discretion of mine executors;

Also to have my soul by my friends hereunder named the more tenderly in their prayers remembered, I bequeath unto them this [=these?] tokens hereunder written, that is to say,

to Sir Bartholomew Rede, knight, and my Lady, his wife; my brother Poyntz; my cousin Ralph Lathim [=Lathom] and his wife; my cousin Robert Lathim and his wife; my cousin Katherine Brothers and her husband; my brother, Sir Richard Haddon, and with [sic?] his wife; Master Wood, alderman, and his wife; Mistress Wyndeout; my cousin Thomas Riche and his wife; Nicholas Mattok and his wife; Richard Gadde and his wife; Master Copinger; William Curteys; and Henry Wodecock, to each of these persons aforesaid a ring of fine gold of the value of 40s to have me in remembrance as is aforesaid;

Also I will that after my debts and charges paid and appointed out to be paid, and my funerals done and performed, all the residue of my goods after the laudable custom of the City of London be divided in three egall parts, whereof I will that Margaret, my wife, shall have one part to her own use, and another part I will my children shall have egally to be divided amongst them, except my daughter, Audrey, wife to John Wrikell [=Writtle], my ward, which Audrey I will that she with that marriage be content for her preferment without having or claiming any other or more part of my goods saving as I have assigned her husband and her to have in the will of my lands;

And if any of my children, coparceners of the said second part, decease, that is to say, any of my sons within the age of 21 years or any of my daughters before marriage within the same age of 21 years, that then the part of him or her so dying shall remain to such of them as shall overlive, evenly to be departed amongst them, and so of every of them;

And I will that my household at Horndon, except plate and jewels, shall remain to Edmund Shaa, mine eldest son, and to his heirs males above his part and portion of my goods;

And the third part [-part] of my goods divided as is aforesaid, I will that mine executors shall have to pay thereof my debts, legacies and bequests, and to bear other charges for me and to dispose for my soul as they shall seem best after their discretions, specially remembering marriages of poor maidens of good name and fame, willing that of the same third part, my debts paid, my legacies performed and my funerals with mine ordinary and casual charges done and answered and a reasonable portion disposed for my soul, then mine executors of the residue of the same third part to see unto my children to their promotions and preferment;

And of this my present testament I make and ordain mine executors, that is to say, Sir John Tate, Sir Bartholomew Rede, knight and alderman of London, Thomas Marrowe, sergeant-at-law, Nicholas Mattok, Ralph Lathim, Henry Wodecok, and John Mundy, and overseers of the same I make and ordain Margaret, my wife, and Sir Thomas Lovell, knight.

RM: Vltima vo{lun}tas eiusd{em}

This is the last will of me, Sir John Shaa, knight, alderman, citizen and goldsmith of London, made the 26<sup>th</sup> day of the month of December the year of Our Lord God 1000



five hundred and three and the 19<sup>th</sup> year of the reign of King Henry the 7<sup>th</sup> as touching the disposition of all my manors, lands and tenements, that is to say:

First I will that my ten messuages with their appurtenances set and lying in the parish of Saint Dunstan's in the East of London which I purchased of Thomas Croke, and all such lands and tenements in Thames Street as I late purchased of th' executors of John Dryland, and also my tenement in the parish of Saint Peter in West Cheap of London wherein Master Chauntrell, parson of the same church, dwelleth, immediately after my decease shall remain unto mine executors to th' intent that they thereof, if it will suffice, and else with the same and with more of my goods, as soon as they goodly and conveniently may, shall perform and fulfil the [f. 99v] last will of mine [+uncle], Sir Edmund Shaa, knight, concerning the continuance of daily service to be sung and done within the parish church of Saint Peter in Cheap of London, if it can reasonably be brought about, and else with the same lands and goods I will that my said executors shall cause the said church of Saint Peter to be builded and made with a flat roof, and also the steeple there to be made up in good & convenient manner, provided alway that if the said Thomas Croke or else his brother, Richard Croke, within the fine between me and the said Thomas by indentures appointed will redeem and buy again the said 10 messuages in Saint Dunstan's parish and pay therefore the sum of money between me and him agreed comprised in the said indentures, I will that then they shall have the same 10 messuages according to our covenant, and that then the money received for them shall be applied to the performing of my said uncle's will concerning the said daily service to be had, or of the building aforesaid;

Moreover as touching John Charlton and all such lands and tenements in London as I late bought which were his ancestors', I will that Sir Thomas Frowyk, knight, Chief Justice of the Common Pleas, if it like him, shall have the same John with all the same lands and tenements to be ordered and disposed to th' use and for the weal of the said John Charlton after the pleasure and discretion of the said Sir Thomas Frowyk;

Also I will that Margaret, my wife, shall have for term of her life all my manors, lands and tenements, as well freehold as copyhold, lying in Oldford in the county of Middlesex and in the towns thereto adjoining in whatsoever county they lie, and also my manor of Stanebridge [=Stambridge?] with th' appurtenances in Rochford hundred in the county of Essex, and all my lands, tenements, rents, reversions and services which I late bought of John Rushe, and the manor of Southall and all my lands and tenements lying in Rochford hundred and Denge hundred and in Halstead in the county of Essex;

And I will that all my said manors, lands and tenements to the said Margaret, my wife, above bequeathen immediately after my decease, and also all my terms of years to come of and in the manor of Tillingham with all th' appurtenances, and the reversion of Mark Hall which I bought of Mistress Bohun, immediately after my decease shall remain to Edmund Shaa, mine eldest son, and to the heirs males of his body lawfully begotten;

And for default of such his heirs males, that all and singular the same manors, lands, tenements, terms and reversion shall remain to Reginald Shaa, my next son living and to the heirs males [-males] of his body lawfully begotten;

And for default of such his heirs males that all the same manors, lands, tenements, terms and reversion shall remain to Thomas Shaa, my youngest son, and to the heirs males of his body lawfully begotten;

And for default of all such heirs males as is aforesaid, I will that all the said manors, lands, tenements, rents, terms and reversion shall remain to the heirs males of my body lawfully begotten, to hold to them and to the heirs males of their bodies lawfully begotten;

And for default of all such heirs males, I will that all the said manors, lands, tenements, terms and reversion shall remain to the right heirs of my body lawfully begotten;

And for default of all such heirs, I will that all the said manors, lands, tenements, terms and reversion shall remain to the right heirs of me, the said Sir John Shaa, knight, willing always that my trusty friend, Sir Bartholomew Rede, shall have the principal guiding of my son and heir for the time being and of the manors, lands, tenements, terms and reversion to him belonging, keeping him to learning and in good order after his discretion;

Also as touching John Wittell and his lands which I have in ward, I will that mine executors shall have the rule and guiding as well of the said John Wittell and his wife during his nonage as of all his manors, lands and tenements, and that the same mine executors shall take, perceive and have all the revenues and profits of all the same manors, lands and tenements to the said John Wittell belonging unto the time that the same John Wittell come to the age of 21 years, to th' intent that the same mine executors after their discretions and as they shall seem best of the same issues, revenues & profits shall repair the same manors, lands and tenements to the said John Wittell belonging, & specially his place called Astlyns, and that they of the same revenues and profits shall yearly give and pay unto the same John Wittell for finding of him, his wife and servants £40 sterlings, and the remnant mine executors to take, keep and have towards th' execution of my will and bearing mine other charges, saving I will that when the said John Wittell shall come to the age of 19 years full, that from thenceforth all the revenues and profits which my said executors shall receive of the said manors, lands and tenements belonging to the said John Wittell my said executors shall keep and give unto the same John Wittell at his full age of 21 years towards his charges in suing of his livery, repairing and garnishing of his house and household, and other his necessary charges;

Item, I will that all my manors, lands and tenements in Derbyshire, Yorkshire or elsewhere which I late purchased shall remain immediately after my decease unto the said Reginald, my son, and to the heirs males of his body lawfully begotten;

And for default of such his heirs males the same manors, lands and tenements to remain to the said Thomas, my son, and to the heirs males of his body lawfully begotten;

And for default of such his heirs males they to remain to the said Edmund, my son, and to the heirs males of his body [f. 100r] lawfully begotten;

And for default of such his heirs males I will that all the same manors, lands and tenements shall remain to the heirs males of my body lawfully begotten, to hold to them and to the heirs males of their bodies lawfully begotten;

And for default of all such heirs male I will that all the said manors, lands and tenements shall remain to the right heirs of my body lawfully begotten;

And for default of all such heirs I will that all the said manors, lands and tenements shall remain to the right heirs of me, the said Sir John Shaa, knight, forever, willing always that my trusty friend, Thomas Marowe, sergeant at the law, shall have the principal rule and guiding of the said Reginald, my son, during his nonage and of the manors lands and tenements to him belonging, keeping him to learning and in good order after his discretion;

Also I will that the foresaid Margaret, my wife, have and enjoy for term of her life all my foresaid manors, lands and tenements to her before assigned so that she make no manner strip [=estrepement] ne waste in nor upon them;

And executors of this my last will I make and ordain the same executors which I have made in the will of my moveable goods.

Probatum fuit suprascriptum testamentum vna cum vltima voluntate eiusdem coram domino apud Lameth xiiij die mensis Maij Anno domini Millesimo quingentesimo quarto Iohannis Tate et Bartholomei Reed militum ac Iohannis Mondy executorum in huiusmodi testamento nominatim Ac approbatum et insinuatum Et commissum fuit admistracio omnium bonorum et debitorum dicti defuncti prefatis executoribus De bene et fideliter ac sub unanimi consensu et assensu admistrandis Ac de pleno et fideliter Inuentario citra festum (blank) proximum futurum exhibendo Necnon de plano et vero compoto reddendo ad sancta dei euangelia in debita iuris forma iuratum Nicholaus Mattok Radulpho Lathim et henrico Wodecok executoribus etiam in huiusmodi testamento nominatis oneris executio eiusdem testamenti in se assumere coram Reuerendissimo patre refutantibus Reseruata potestate si melius commissione faciendos Thome Marowe executori cum venierit &c

[=The above-written testament was proved, together with the last will of the same, before the Lord at Lambeth on the 13<sup>th</sup> day of the month of May in the year of the Lord the

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thousand five hundred fourth by the oath of John Tate and Bartholomew Rede, knights, and John Mundy, executors named in the same testament, and probated and entered, and administration was granted of all the goods and debts of the said deceased to the forenamed executors, sworn on the Holy Gospels in due form of law and with unanimous consent and assent to well and faithfully administer [+the same], and to exhibit a full and faithful inventory before the feast of (blank) next to come, and also to render a plain and true account, Nicholas Mattok, Ralph Lathom and Henry Woodcock, also executors named in the same testament, refusing before the Most Reverend Father to assume the burden of the execution of the same testament, with power reserved for a similar grant to be made to Thomas Marowe, executor, when he shall have come etc.]