

SUMMARY: The document below is the will, dated 16 March 1471, of Sir William Tyrrell of Beeches.

FAMILY BACKGROUND

The testator was a younger son of Sir John Tyrrell (d. 2 April 1437), Speaker of the House of Commons, and his wife Alice Coggeshall (d.1422), daughter and heir of Sir William Coggeshall (d.1426).

The testator is said to have had four brothers, only two of whom can be documented:

-Sir Thomas Tyrrell (d. 28 March 1477) of Heron in East Horndon, eldest son and heir, who married Anne Marney, the daughter of Sir William Marney (d. 21 or 24 August 1414) and his wife, Elizabeth Sergeaux, a descendant of Robert de Vere (d. before 1221), 3rd Earl of Oxford, and his wife, Isabel de Bolebec (d.1245). For the will of Sir Thomas Tyrrell (d. 28 March 1477), see TNA PROB 11/6/417. For the will of William Marney, proved 22 August 1414, see TNA PROB 11/2B/21.

-William Tyrrell of Gipping Suffolk, beheaded on Tower Hill 23 February 1462, who married Margaret Darcy, the daughter of Robert Darcy (d. 3 September 1448), by whom he was the father of Sir James Tyrrell (d. 6 May 1502), who married Anne Arundel, the daughter of Sir John Arundel (d. 12 November 1473) of Lanherne, by whom he was the father of Sir Thomas Tyrrell (d.1551), James Tyrrell (1475?-1538) of Columbine Hall, William Tyrrell, and Anne Tyrrell, who married Sir Richard Wentworth (d. 17 October 1528). See the will, dated 5 March 1484 and proved 16 June 1486, of Thomas Darcy, esquire, TNA PROB 11/7/329; the entry for Sir James Tyrrell (c.1455-1502) in the *ODNB*; Richardson, Douglas, *Magna Carta Ancestry*, 2nd ed., 2011, Vol. III, pp. 183-5; Ross, James, *John de Vere, Thirteenth Earl of Oxford (1442-1513)*, (Woodbridge, Suffolk: The Boydell Press, 2011), pp. 42, 260; Benton, Philip, *The History of Rochford Hundred*, Vol. II, (Rochford: A. Harrington, 1888), pp. 478-9; and the pedigree of Tyrrell of Gipping in Metcalfe, Walter C., ed., *The Visitations of Suffolk*, (Exeter: William Pollard, 1882), p. 74 at:

<http://archive.org/stream/visitationsofsuf00harvuoft#page/74/mode/2up>.

See also the Wikipedia article on James Tyrrell at:

https://en.wikipedia.org/wiki/James_Tyrrell.

For Robert Darcy (d. 3 September 1448), see the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1386-1421/member/darcy-robert-1448>

MARRIAGES AND CHILDREN

The testator married firstly Anne Fitz Simon, the daughter of William Fitz Simon or FitzSimond, by whom he had a son:

* **John Tyrrell** (d. 25 October 1494), eldest son and heir.

The testator married secondly Philippe Thornbury, the daughter of John Thornbury, by whom he had a son:

* **Jasper Tyrrell** (buried 1 March 1539).

The lines of descent of the testator's two sons are set out by Benton:

There is nothing upon record to prove whether Sir William Tyrell's design [for a school] was carried out, or what became of his daughters. By his first wife he had John, and by the second Jasper. John the eldest son and heir held this manor of Beches, the manor of North Bemfleet and Scotts in Canewdon, and divers lands in Hockley. By Catherine his wife, daughter of John Walden, Alderman of London, he had two sons, Edward and William. He made his will in 1493. He died 25th Oct. 1494, and the will was proved 23 Nov. 1494. . . . He was succeeded in Beaches by his eldest son Edward, then 18 years old. He married Alice Cloville, but dying the 16th of June 1541 without issue, he was succeeded by his brother William Tyrell then above 54 years old, who had to wife Elizabeth, daughter of William Cromer of Kent, but he dying 28th Sept. 1543, also without issue male, Edward or Edmund Tyrell son of his uncle Jasper above mentioned, by Anne, daughter of (blank) Goring, of Sussex, inherited this and the rest of the estates. . . . This Edmund Tyrrell was a man of considerable political importance, being elected member for Maldon in 1st 4th and 5th of Mary. He was a bigoted member of the old faith, and made himself conspicuous as a Magistrate in apprehending the so called hereticks, and forwarding them to Bishop Bonner for examination. . . . Edmund Tyrell died 8th of November, 1576, at Whitestaple in Kent, surviving to see the Reformation firmly established.

See Benton, *supra*, pp. 653-60 at:

<http://books.google.ca/books?id=ioYuAAAAMAAJ&pg=PA653>

For the marriage of Elizabeth Cromer and William Tyrrell mentioned above by Benton, see Richardson, *supra*, Vol. I, p. 326. According to Richardson, Elizabeth Cromer was the daughter of William Cromer (d. 20 July 1539) by Alice Haute, the daughter of Sir William Haute by his wife Joan.

In the will below the testator also mentions three unmarried daughters:

* **Elizabeth Tyrrell.**

* **Jane Tyrrell.**

* **Anne Tyrrell.**

The testator also appears to have had a married daughter:

* **Margaret Tyrrell**, who married Thomas Huntingdon (d.1498). She is not mentioned in the will below, but is mentioned in the will of her brother, John Tyrrell (d. 25 October 1494). For the testator's daughter, Margaret Tyrrell, see also:

'Hempstead', *An Inventory of the Historical Monuments in Essex, Volume 1: North West* (1916), pp. 157-161. URL: <http://www.british-history.ac.uk/report.aspx?compid=122448>.

Brasses: In N. chapel—(1) said to be of [Thomas Huntingdon, 1498, and Margaret (Tyrrell) his wife,] figure of man in plate armour and woman in pedimental head-dress, four shields (a) fretty a chief with three molets thereon, for Huntingdon; (b) Huntingdon impaling two cheverons and a border engrailed with a cinquefoil for difference, for Tyrrell; (c) Huntingdon quartering 1 and 4 nine crosslets fitchy, 2 and 3 a cheveron and a quarter with a lion therein; (d) Huntingdon impaling Tyrrell quartering 2 and 3 three scutcheons, 4 barry wavy a chief; indent of inscription.

For the will of Thomas Huntingdon, see TNA PROB 11/11/560.

OTHER PERSONS MENTIONED IN THE WILL

Anne Pympe, for whose marriage the testator provides in the will below, was the only child of Reynold Pympe (died c. 25 May 1531), esquire, a younger son of John Pympe, esquire, of Nettlestead, Kent, by his second wife, Philippe Thornbury, the daughter of John Thornbury. This would appear to be the same Philippe Thornbury whom the testator had married as his second wife, and Anne Pympe was thus the granddaughter of Philippe Thornbury and the testator's step-granddaughter.

Anne Pympe was also related to the testator through his sister-in-law, Anne Marney. Anne Pympe's mother, Elizabeth Pashley, was the great-granddaughter of Sir Robert Pashley by his wife Philippe Sergeaux, a descendant of Robert de Vere, 3rd Earl of Oxford. As noted above, Philippe Sergeaux's sister, Elizabeth Sergeaux, was the mother of Anne Marney, wife of the testator's elder brother, Sir Thomas Tyrrell (d. 28 March 1477).

Anne Pympe married Sir John Scott (d. 7 October 1553), the eldest son of Sir William Scott of Scott's Hall, by whom she had five sons and seven daughters. See Richardson, *supra*, Vol. III, pp. 300-302, Vol. IV, pp. 1-2.

TESTATOR'S LANDS

For the testator's manor of Beeches, see:

http://www.rawrethhall.co.uk/Through_the_years.html

For the testator's manor of Plumberow see Benton, Philip, *The History of Rochford Hundred*, Vol. I, (Rochford: A. Harrington, 1867), pp. 278-9:

<http://archive.org/stream/historyrochford00bentgoog#page/n280/mode/2up>

For the testator's manor of Rawreth see Benton, Philip, *The History of Rochford Hundred*, Vol. II, (Rochford: A. Harrington, 1888), pp. 653-60 at the link above.

For the testator's will, see also:

See King, H.W., 'Ancient Wills', *Transactions of the Essex Archaeological Society*, Vol. III, (Colchester: Essex and West Suffolk Gazette, 1865), pp. 75-94 at pp. 85-7 at:

<http://archive.org/stream/transactionssess03socigoog#page/n137/mode/2up>

[f. 253v] In the name of Our Lord God, Amen. The 16 day of March the 49 year of King Henry the 6th, and the new taking upon him of his royal power the first year, and the year of Our Lord 1470, the last will and intent of me, William Tyrrell of Beeches in the shire of Essex, knight, written in a copy paper of this with mine own hand, then being in good mind & reasonable health of body, blessed and thanked mote be Almighty Jesus:

First, I, the said William, ordain and make my last will in manner and form as followeth, that is for to say that I pray all my feoffees in the tenement of Gatewardis with all the appurtenances, my feoffees in the tenement that was young Ridley['s] with all the appurtenances, the tenement that was late Hayes' with all the appurtenances, and the tenement late purchased of John Cock, suffer mine executors & attorneys to receive, immediately after my decease out of this wretched world, to take & receive the yearly profits coming of them during the space of 4 year to this intent, that it go and serve for to the finding of my three daughters, Elizabeth, Jane and Anne;

And after the 4 year be ended and expired, I will then that John Tyrrell, my son, if he then live, have all the said lands and tenements, except the tenement of Cokkes, with all that longing & appertaining unto them & to every of them for the sum of £100 of lawful money of England, that sum to be paid & delivered immediately unto mine executors & assign[s] for the marriage of Elizabeth Tyrrell, my daughter;

And if my said son, John, will not pay the sum of £100 in the manner & form aforesaid, then I will pray my feoffees by the advice of mine executors to see that all the tenements

etc. afore written be sold to the most avail, and the overplus over an £100 to go to the buying of a bed for her chamber and other things needful and convenient for her;

And if the said Elizabeth die or that time come unmarried, that God defend, then I will that the said sum of £100 with the overplus go to the marriage of my two daughters, Jane and Anne;

And if they die or that they be married, that God defend, then I will the said sum of £100 with the overplus be disposed in alms-deeds to see(?) Hull bridge, Battles bridge and other bridges and highways near adjoinant about the manor of Beeches by the discretion & assignment of the most part of my feoffees & executors at that time living;

And if my said son, John Tyrrell, will pay or do to be paid the said sum of £100 in the manner & form aforesaid, then I will he have the reversion of the tenement called Cookes with all the appurtenances after the decease of Denys [=Dionyse?] Palgraffe, to him [sic?] and to his heirs forever more;

And else the said tenement with all the appurtenances to be sold after the decease of Denys to the most avail, desiring my feoffees that she may have estate in the said tenement of Cokkes with all the appurtenances for her life;

Item, I pray my feoffees in the tenement of Alcottes, and my feoffees in the tenement of Bukers which I bought of the executors of William Cobbe of London, and my feoffees of the tenement of Duvres(?) Sancto(?), mine executors to sell all tho [=those] tenements & lands to the most avail, and with all the money that [cometh of the said?] sale to discharge me of such goods to me delivered by John Wakelyn which were Ralph Marche[‘s], sometime citizen of London, which in especialty followeth, that is for to say:

In money, £60;

Item, in money received by my Lord of Rochester, sometime called Master Thomas Rotherham, for things sold unto him by the said John Wakelyn and by agreement of the Ordinary £10;

Item, in money received of my Lord Cardinal Ordinary for things sold unto him, £20;

Item, for things that I had myself amounting to the sum of £16 or thereabout;

Summa totalis, £106;

Whereof paid by the assignment of my Lord Cardinal unto Ralph Marche’s wife, 50 mark, and to one that hath wedded her daughter, dwelling with Pygotte in Cambridgeshire, £16 13s 4d;

Item, to one Baron(?), 9s 2d;

Item, unto Bulstrode, £12;

Item, unto the said Bulstrode upon 4 obligations sealed with my seal, payable at days, £19;

Whereof [f. 254r] one obligation of an 100s is paid;

Item, for an obligation with an indenture of Randolph, mercer of London, for a duty(?) unto Ralph Marche which was beselyd [=bezzled?], and for to have it again I paid £5, and £15 more should pay by promise or else deliverance of the said obligations & indenture again, I as yet having right naught for my labour, costs, pains & expenses;

And so the whole sum paid by me upon the assignment of my Lord Cardinal Ordinary of the said sum of £106 draweth unto the sum £86 9s 2d, and so remaineth unpaid of the sum of £106, £19 10s 10d, I to be allowed for my labour & costs in that behalf;

Item, I will that the old rent of Alcottes tenement due of old unto the manor of Beeches be reserved unto the said manor when it is sold;

Item, I pray my feoffees in the manor of Plumberow with all the appurtenances, my feoffees in a tenements called Pryorse with all the appurtenances, my feoffees in the tenement of Blounts with all the appurtenances, my feoffees in the tenement of Glasiers which is copyhold, with all that longeth thereto, my feoffees in the tenement of Porters with all the appurtenances, my feoffees in the tenement of Dymuk(?) with all the appurtenances, my feoffees in the tenement[s] of Gooldes [=Gowles?], Russells, Gavndyshe, Cokerelles, Howolottes, Godfrayes, Kels crofts, Kings crofts, a little croft purchased of young Jolylok, 6 acre of wood purchased of Guy Harling, 16 acres wood, be it more or less, purchased of Lythen, with all their appurtenances, suffer mine executors to receive the yearly profits of them immediately after my decease by the space of three year next ensuing to this intent, that they and every of them pay or do to be paid to the executor of Robert Mownteney in discharge of three obligations that certain of my neighbours and friends be bounden in the sum of £60, and with the overplus of the three yearly profits I will it be demeaned in this wise, that is to say, to every of mine executors that duly and justly put them in devoir to execute this my last will have every of them 53s 4d, and every of them that I make in my testament supervisors to have as much, that is to say, 53s 4d, desiring them in the way of charity to see that this my last will & also my testament be duly executed and fulfilled;

And as for the remnant of the revenues that cometh over all this that is specially set of all the tenements and lands in this article afore specified during the space of the said three year, that it be disposed to honest array of my three daughters, Elizabeth, Jane and Anne, or whosoever of them live at that time;

And after the three year aforesaid be fully ended and expired, I desire and then pray my feoffees in the tenements of Porters and Vynnes with all their appurtenance to make estate unto Dame Philippe, my wife, for term of her life, and after the decease of her unto

Jasper Tyrrell, my son, and to the heirs male of his body lawfully begotten, and for fault of issue male of his body lawfully begotten unto John Tyrrell, my son, and to the heirs male of his body lawfully begotten, and for fault of issue male of his body lawfully begotten to the right heirs of my body lawfully begotten, they and also mine heirs male and their issue male to be charitable that they and every of them shall yearly keep my mind-day in perpetuity with a Mass of Requiem and 6d to be doled in alms in the worship of the Five Wounds of Our Lord Jesus both in the church of Rawreth and in the parish of [sic] church of Prittlewell, and at that time in both places to remember the souls of John Tyrrell, knight, Alice [+and?] Katherine, his wives, Anne [+and?] Dame Philippe, my wives, and my father, John Thornbury, & all my good-doers;

Item, I will and pray my feoffees in the tenements of Blounts and Glasiers with all their appurtenances and all thereunto belonging as it is letten to farm, that after the three year aforesaid expired that they be sold to the most avail, and the money thereof by the advice of two persons most worshipful of my [f. 254v] feoffees and by the advice and assent of the most part of my feoffees [+and?] mine executors to be put in a place whereas it may be sure to this intent, that when my 2 daughters, Jane and Anne, come to th' age of 16 year or 18 year may evenly be departed and delivered unto them for their marriage, they to be married by the advice of the said 2 feoffees and mine executors & supervisors;

And if any of them die unmarried or they come to the age of 16 or 18 year, that then she that overliveth have to her marriage her part that is passed out of this world;

And if these both die or they be married, then all the said money to be kept and serve for this intent following, that is for to say, Robert Belton may be entreated with for to buy Glasiers tenement, and my feoffees & executors to have Hawkes tenement of him, as he and I have been in communication of the same;

And if it might be brought about, then I would have a convenient place made there for a priest to dwell in that could teach grammar, and a house made for children of the country to be taught in their school here to be free, and the said priest to have for to sing for me in the church of Rawreth, and to remember when he is disposed to sing [-to sing] in his Mass to have in remembrance the souls of me, Anne and Dame Philippe, my wives, the soul of my father, John Tyrrell, knight, Alice and Katherine, his wives, and the souls of my brother, Thomas Tyrrell, knight, Anne, his wife, and the souls of John Thornbury and Anne, and every Friday in the year weekly to say in the church of Rawreth for the souls aforesaid dirge, and on the morn a Mass of Requiem but there be a reasonable cause of let, then I will the said priest should have the said tenement of Hawkes so builded with all the appurtenances, 12 mark of money yearly, his reasonable fuel & candle, for to execute truly this mine intent;

And to make this sure by the advice of my said 2 feoffees, executors and supervisors, I will leave & ordain for a ground after the three year aforesaid expired the manor of Plumberow with all the appurtenance[s] and the tenement of Periois(?) with all the appurtenance to serve and abide in perpetuity to the execution of this my last will and intent in this articles [sic] contained either by the way of mortisement or else by

sufferance of my feoffees to the execution of the same, mine executors & supervisors while they live to desire my said feoffees to fulfil in effect the same;

And if it fortune that all my feoffees in the said manor and tenement die except 2 or 3, that when it cometh to 2 or 3 persons, that they 2 or 3 persons have power to make estate unto divers other, als [sic?] many as pleaseth them which they suppose for a truth will execute and fulfil this my last will and intent, and so forth when it cometh to 2 or three persons alway to make a new feoffment to the said intent, desiring of my said feoffees that it may please them to have an oversight of the guiding of the said manor & tenements or commit some other true person thereto, for it will some year be better than the charge that I have laid thereon, desiring furthermore that it should please my feoffees in the same to have the denomination of the priest that should do & observe this mine intent, and that he should have it for term of his life;

And if it please not them to have the nomination and purveyance of the said priest that should do this, that then mine executors and supervisors, if they then be alive, to have the nomination and purveyance of the said priest, and if they be slowful, that then my heirs of my body lawfully begotten have the nomination, and if they be forgetful and not diligent to the execution of this my last will, then I will desire and require in the way of charity the Ordinary that shall prove this my last will to have the nomination of the said priest and purveyance of him;

And if this mine intent contained in this article may not be [=by] lawful means be fulfilled and brought about, then I will after 2 year over the three year aforesaid expired, [+it?] go unto my wife, term of her life, to this intent following, that is for to say, to find Jasper Tyrrell to school, and after my wife's decease to return to the said Jasper Tyrrell, my son, and unto the heirs male of his body lawfully begotten, and if the said Jasper die without issue male of his body lawfully begotten, that God defend, that then the said manor & tenement to remain unto John Tyrrell, my son, and unto the heirs male of his body lawfully begotten, and if the said John die without issue male of his body lawfully begotten, then to remain to the right heirs of my body lawfully begotten forever more;

Item, I will and pray my feoffees in the tenements of Gooldes, Russells, Cawndysshe [f. 255r] Cokerelles, Hovelottes, Godfrayes, Kels crofts, Kings crofts, a little croft purchased of young Jolylok, 6 acre wood purchased of Guy Harling, 16 acres wood purchased of Lythen, with all their appurtenances, after three year aforesaid expired, that it please my feoffees to suffer my wife, Dame Philippe, to take the yearly profits coming of them term of her life, or else to have estate for term of her life to this intent, that she should honestly find and keep my three daughters, Elizabeth, Jane and Anne, till they be married, and also Anne Pympe till she be married, and when Anne Pympe is married to give her £20 of my besetting;

And if my wife die or this may come to effect, that God defend, then I will pray my feoffees, executors and supervisors to set and see that this mine intent may be observed and kept;

And after this mine intent to my children in this article specified with Anne Pympe fulfilled and observe[d], and my wife's estate term of life determined, then I will and pray my feoffees that after the decease of her to make estate unto Jasper Tyrrell, my son, and to the heirs male of his body lawfully begotten, and for fault of issue male of his body lawfully begotten to remain unto John Tyrrell, my son, and unto the heirs male of his body lawfully begotten, and if the said John die without issue male of his body lawfully begotten, then I will my brother, Thomas Tyrrell, knight, have all the said tenements, lands & woods in the said article specified and contained to him and the heirs male of his body lawfully begotten, and if he die without issue male of his body lawfully begotten, that God defend, then to go to the right heirs of my body lawfully begotten forever more;

Item, I pray my feoffees in all the lands that I have purchased lying in the parish of Southchurch to grant immediately after my decease an annuity of 60s by the year to be divided in this form following, that is to say, unto Ralph Judde for term of his life 20s, unto Robert Stanner in like form 20s, and 20s unto Edmund Palgraffe, and if any die, the remnant overliving, I will then that tho [=those] 2 that overliveth have the 20s that he had which deceased for term of their lives, and if any of them 2 die that overliveth the 3, I will then that he that overliveth have 40s for term of his life with a clause of distress for lack of payment, and so I will each of them have a clause of distress for lack of payment when they have every of them but 20s;

And after the decease of Ralph, Robert and Edmund aforesaid, I will and pray my feoffees to make estate unto John Tyrrell, my son, in and of all the said lands in this article specified and contained to him and the heirs male of his body lawfully begotten, and if he die without issue male of his body lawfully begotten, that God defend, then I will that my brother, Thomas Tyrrell, knight, have all the said lands in Southchurch to him and to the heirs male of his body lawfully begotten in recompense for the tenement of Gooldys and Russells, and for fault of issue male of my said brother his body, Thomas Tyrrell, knight, begotten, to remain after the form and effect of my father's will, John Tyrrell, knight;

And if my said brother and his issue male grudge and think that it is not of so good value as the tenement Gooldys and Russells, then I will he and his heir male have the tenement of Russells and Gooldis and all the tenements and lands in Southchurch aforesaid to stand in the case(?) of this my last will after the form as I have set in the said tenement of Gooldys and Russells;

Item, I will as for a croft of land in Hockley called Halffehydes which is copyhold and wherein I and John Kellowedon stand seised after the custom of the manor, which croft cost me £8, I will the said John Kelowedon have it for £6 to the intent that William Kelowdon, my godson, might have it, and the £6 I will be demeaned in this form following, that is to say, every one of my godsons in the country of Essex at the time of mine decease living have to pray for me in their remembrance an honest bed to lie in, that is for to say, a mattress, a pair [+of?] sheets, a pair of blankets and a coverlet, and with the remnant of the £6 over that, I will it be wared in stuff of bedding and to be departed

by the discretion of mine executors without delay to the most poor folk that doon their part truly to live, and if the world fortuneth not with them and hath need thereof, within the towns of Hockley and Rawreth, some a coverlet, some a pair of sheets, some a pair [+of?] blankets;

[f. 255v] Item, I will if there be found and proved upon surmise or complaint by the discretion of my feoffees and executors that I have anything wrongfully or unconsciencely do[ne] in all my life, that it be recompensed as right and conscience will; I trust to God there is but little thereof unrecompensed but if it be one thing that I told my wife in secretness, which I trust she will recompense;

Item, I will that John Tyrrell, my son, suffer Dame Philippe, my wife, to occupy for term of her life in the name of her dowry the manor of North Benfleet with the advowson of the church & with all the appurtenance belonging unto the said manor if she like so to take it;

Item, I will, as for a place in Maidstone that I stand joint purchaser in with James Brown and other, that my wife, Dame Philippe, have it in fee simple, paying the money that is behind at such days as is assigned & accorded between the parties;

Item, as for other lands that I have purchased in the shire of Kent, that she have it in fee simple, and that my feoffees make to her estate according;

Item, I pray the feoffees that stand seised jointly with me in all the lands and tenements in Much Wakering [=Great Wakering] and Little Shoebury, as well freehold as copyhold, and as well demesne as reversion, which lands and tenements were late John Cart's and so come to his heirs, of which heirs I have purchased all the said lands and tenements in this article specified & contained, which I will pray the feoffees aforesaid to suffer my wife to have all the said lands & tenements aforesaid with the reversion when it falleth during the nonage of Jasper Tyrrell, my son, to find him withal, and when the said Jasper cometh to full age, I will he have it to further him to a marriage if he so be disposed, and if he be not, then he to have estate term of life, and after the decease of him to my wife term of her life if she overlive him, and after the decease of her unto John Tyrrell, my son, and to the heirs male of his body lawfully begotten, and for fault of issue male of him(?), unto the right heirs of my body lawfully begotten forever more;

Provided alway that such money as I have assigned to pay unto divers persons by them that I purchased all the said tenements etc. of be contented and paid by my wife, which passeth not £20;

Item, as for a tenement in Prittlewell that I bought of William Claidon & his wife, I will that Jasper Tyrrell, my son, have it to give and to sell, my wife to have the governance thereof during his nonage, and if he die or(?) he come to lawful age, then John Tyrrell to have it to him and his heirs forever more;

Item, as for a croft lying by Gatewardes tenement purchased late of Thomas Scott, I will & I pray my feoffees in the same to suffer mine executors to receive immediately after my decease the yearly profits of the said croft during the space of 4 year to go to the same intent as is in the first article of this my will specified, and that fulfilled, John Tyrrell buying Gatewardes tenement, he to have it to him & his heirs forever more, and if he do not, then to be sold etc;

That all this afore written here in paper hitherto written with mine own hand is for truth the very last will and intent of me, William Tyrrell of Beeches in the shire of Essex, knight, I set to this paper my sign manual till it may be written on parchement;

And furthermore, though this writing be not so lawful made as it ought to be, yet mine intent what I mean may be clearly understood, and thereafter I will pray and require mine feoffees, executors and supervisors at the reverence of the Passion of Our Lord Jesus & on [sic?] the way of charity to help to make it good & lawful according to mine intent, and to see the execution of the same written with mine own hand & sealed with my seal of mine arms the day & year abovesaid.