



Land & Buildings

Rowde

Dated 12th Sept. 1772

Mr John Axford &

Mr Henry Axford

----- to -----

Mr Saml. Adlam

} *Release*

Names mentioned in the document :-

Samuel Adlam
Henry Axford
Jane Axford (deceased)
John Axford
Daniel Compton
Francis Eyles
John Eyles (Sir)

William Gale
George Griffin
John Loughe
Francis Merewether the Older (deceased)
Jane Merewether
John Skirrow
Samuel Stephens
Edward Want

Land mentioned in this document :-

➤ *Ground or Close of arable Land or pasture Ground formerly two grounds or Closes called by the several names of the Marsh Close and the Marsh Ground containing in the whole eleven Acres Ground or Close of arable Land or pasture Ground formerly two grounds or Closes called by the several names of the Marsh Close and the Marsh Ground containing in the whole eleven Acres*

This Indenture made the twelfth ~ ~ day of September in the year of our Lord one thousand seven hundred and seventy two and in the twelfth year of the reign of our Sovereign Lord George the Third by the grace of God of Great Britain France and Ireland King Defender of the faith **Between** John Axford of Eastcott in the parish of Urchfont in the County of Wilts Gentleman and Hentry Axford of Pottern in the said County of Wilts Gentleman (only Son of the said John Axford by Jane his former wife deceeased who before her jute marriage with the said John Axford was Jane Merewether Spinster daughter of Francis Merewether the older late of Easterton in the Parish of Market Lavington in the said County of Wilts Gentleman deceased) of the one part and Samuel Adlam of Devizes in the said County of Wilts Gentleman of the other part **Witnesseth** that by virue of the power and authority to the said John Axford and Henry Axford given reserved and limittted in and by a certain Indenture of Release Quadripartite bearing date the second day of May last before the day of the date of these presents made or mentioned to be made between the said John Axford and Henry Axford of the first part John Skirrow of Lincolns Inn in the County of Middlesex Gentleman of the second part George Griffin of Lincolns Inn aforesaid Gentleman of the third part and William Gale of Allcannings in the said County of Wilts Gentleman and Daniel Compton of Urchfont aforesaid Gentleman of the fourth part and the Common Recovery therein mentioned and agreed to be suffered and since suffered pursuant thereto and and also of all and every other power and powers authotity and authorities in them the said John Axford and Henry Axford and each of them vested imitted or being and also for and consideration of the Sum of five hundred and ninety five pounds of lawful money of Great Britain to them the said John Axford and Henry Axford in hand paid by the said Samuel Adlam at or before the Sealing and Delivert of these presents being the full consideration for the absolute purchaseof the Ground or Close Lands Tythes and hereditaments herein after mentioned The receipt of which said Sum of five hundred and ninety five pounds they the said John Axford and Henry Axford do and each of them doth hereby acknowledge and thereof and therefrom fully and absolutely acquit release and discharge the said Samuel Adlam his heirs Executors Administrators and Assigns and every of them foever by these presents and for other good consideration They the said John Axford and Henry Axford **have** and each of them **hath** granted bargained sold aliened released confirmed directed nominated limittted and appointed and by these presents **Do** and each of them **Doth** fully and absolutely grant bargain sell alienen release confirm direct nominate limitt and appoint unto the said Samuel Adlam and to his heirs and assihns **All** that Ground or Close of arable Land or pasture Ground formerly two grounds or Closes called by the several names of the Marsh Close and the Marsh Ground containing in the whole eleven Acres (be some more of less?) lying and being in the Parish of Rowd in the said County of Wilts formerly in the possession of John Loughe and afterwards Edward Want having the Lands formerly of Sir John Eyles Knight and since of Francis Eyles Esquire his Son on or towards the East part thereof the Kings Highway leading from the Devizes aforesaidunto Seend in the said County of Wilts on or towards the West Part thereof a Lane there called Rowd Marsh Lane on or towards the North part thereof and the Land late of Samuel Stephens on or towards the South part thereof And also all those the Garb Tenthys Tyths and Tything of all and all manner of Corn Grain Hay Grass and of all and every other thing and things whatsoever tythable heretobefore being part of or belonging to the Rectory or Parsonage of Rowd aforesaid arising or growing or which shall arise or grow in upon or out of the said two Grounds or Closes of pasture and every part thereof together with all ways paths passages waters watercourses woods underwoods and Trees and the Ground and Soil thereof Commons Common of pasture fruits profits Advantages Commodities Encoluments hereditaments and appurtenances whatsoever to the said Close Lands Garb Tenthys Tyths Tything and premises belongong or in any wise apportioning or to or with the same now or at any time heretofore held used occupied or enjoyed or accepted reputed taken or known to be part parcel or member thereof or of any part or parcel thereof (all which said Close Lands Tyths hereditaments and premises hereby granted and released or mentioned or intended so to be are now in the actual possession of the said Samuel Adlam by virtue of a Bargain and Sale to him thereof made by the said John Axford and Henry Axford in consideration of five Shillings by Indenture bearing date the day next before the Day of the Date of these presents and executed before these presents for the Term of our whole year commencing from the Day next before the day of the date of the said Indenture of Bargain and Sale and by force of the Statute made for transferring uses into possession) And the Reversion Remainder and Remainders Rents Issues Profits and Services of all and singular the same premises and of every part and parcel thereof And also the Estate right title Interest ~~ Inheritance use Trust possession possibility property Claim and Demand whatsoever both in Law and Enquiry or

otherwise howsoever of them the said John Axford and Henry Axford and each of them of in to and of the same premises and every or any part or parcel thereof Together with all Deeds Evidences and Writings whatsoever touching or concerning the Title of the Premises alone which they the said John Axford and Henry Axford have or either of them hath in their or either of their hands or custody or ran come by without Suit at Law or in Equity and also true Copies of all other Deeds Evidences and Writings whatsoever in their or either of their custody or power concerning the said premises or any part thereof together with other Lands to be written and copied at the costs and charges of the said John Axford and Henry Axford or out of them **To have hold** receive perceive take and enjoy the said Ground or Close Garb Tents Tyths Tything and all and singular other the premises therein before mentioned and intended to be hereby granted and released and every part and parcel thereof with their and every of their appurtenances unto the said Samuel Adlam his heirs and assigns To and for the only proper use and behoof of the said Samuel Adlam and of his Heirs and Assigns forever **And** the said John Axford and Henry Axford for themselves severally and respectively and for their several and respective Heirs Executors and Administrators do and each of them Doth covenant grant and agree to and with the said Samuel Adlam his Heirs and Assigns by these presents in manner and form following (that is to say) that (for and notwithstanding any act matter of thing whatsoever Done committed or wittingly or willingly suffered by them the said John Axford and Henry Axford or any of their Ancestors to the contrary) he the said Henry Axford now is at the time of the Sealing and Delivery of these presents lawfully and rightfully seised of and in the aforesaid Ground or Close Garb Tents Tyths Tything and premises herein before mentioned and intended to be hereby granted and released and every part and parcel thereof with their and every of their appurtenances of a good Estate of Inheritance in fee Simple expectant on the Determination of the Estate for Life of the said John Axford therein and that by good and lawful title without any Condition power of Revocation Limitation of use or uses or other Incumbrance in after cause or thing whatsoever to alter change charge abridge defeat incumber or make void or voidable the same Estate **And** that (for and notwithstanding any such act matter or thing as aforesaid) they the said John Axford and Henry Axford now have in themselves good right full power and lawful and absolute authority to grant bargain sell aliene release confirm direct nominate limit and appoint the said Groun or Close Garb Tents Tyths Tything and premises herein before mentioned and intended to be hereby granted and released and every part and parcel thereof with their and every of the Appurtenances unto and To the use of the said Samuel Adlam his Heirs and Assigns forever in manner and form aforesaid and according to the true intent and meaning of these presents **And** that he the said Samuel Adlam his Heirs and Assigns shall and may from henceforth forever hereafter pearceably and quietly leave hold use occupy possess and enjoy the said Ground or Close Garb Tents Tyths Tything and premises herein before mentioned and intended to be hereby granted and released and every part and parcel thereof with their and every of their Appurtenances and receive and take the rents issues and profits thereof to his and their own use without any the let suit trouble interruption disturbance or hinderance whatsoever of or by the said John Axford and Henry Axford or either of them their or either of their Heirs Executors or Administrators or of or by any other person or persons whomsoever lawfully or equitably claiming or to claim the same premises or any part thereof by from or under or In Trust for him them or any of them **And** that the said Ground or Close Garb Tents Tyths Tything and premises with the Appurtenances and every part and parcel thereof now are and is at the time of the Sealing and Delivery of these presents and so shall from time to time and at all times forever hereafter continue and be unto the said Samuel Adlam his Heirs and Assigns free and clear and freely and clearly acquitted exonerated and discharged or otherwise well and sufficiently saved harmless and kept indentified by them the said John Axford and Henry Axford their Heirs Executors or Administrators of from and against all and all manner of former and other Gifts Grants Bargains Sales Leases Bargains and Trusts Wills Legacies Entails sum and Sums of money Jointures Thirds Statutes Recognizances Judgments Executions Extents Debts to the King's Majesty Fines Issues Ameriaments Rents and Arrears of Rent and other titles troubles charges claims demands and Incumbrances whatsoever had made done committed executed or suffered by them the said John Axford and Henry Axford or either of them or any of their Ancestors or by any other person or persons whomsoever lawfully claiming or to claim any estate right title or Interest whatsoever of in to or out of the said Ground or Close Garb Tents Tyths Tything and premises or any part or parcel thereof by from or under or In Trust for him them or any of them shall and will from time to time and at all times hereafter during the Spare of the years to be computed from the day of the date of these presents upon the reasonable request and at the costs and charges in the Law of the said Samuel Adlam his Heirs or Assigns make do

acknowledge levy execute and suffer or cause to be done made acknowledged levied executed and suffered all and every euch further and othe lawful and reasonable act and acts thing and things deeds Devices Conveyances and Assurances in the Law whatsoever for the further better more perfect and absolute granting conveying and assuring all and singular the said Ground or Close Garb Tenths Tyths Tything and premises herein before mentioned and intended to be hereby granted and released and every part and parcel thereof with their and every of their Appurtenances unto and To the use of the said Samuel Adlam his Heirs and Assigns forever As by the said Samuel Adlam his Heirs or Assigns or their Counsel learned in the Law shall be reasonably devised or advised and required in that belealf be it by fine feoffinent or Recovery or by any other lawful ways or means whatsoever So as no such further Assurance contain or imply any further or other Covenant or Warranty than against the respective act or acts of the person or persons who shall be rquired to make and execute the same and his her or their respective Heirs And so as the person or persons who shall be required to make such further Assurance be not compelled or compellable for the doing thereof to go or travel more then the Spare of twenty miles from the place or places of his her or their abode or abodes Which said further Assurance and Assurances and all and every other Assurance and Assurances already or hereafter to be made done acknowledged levied executed or suffered of the said premises hereby granted and released or so intended with the appurtenances and every or any part or parcel thereof shall be and enure and isand are hereby declared and agreed to be and enured and shall be and enure To and for the only proper use and behoof of him the said Samuel Adlam his Heirs and Assigns forever and to or for none other use intent or purpose whatsoever **In Witness** where of the said parties to these presents have hereunto interchangeably set their hands and Seals the day and year first above written/.

Jno. Axford

Henry Axford

Received the day and year first within written
of and from the within named Samuel Adlam
the sum of Five hundred and ninety five pounds
being the full consideration money within
mentioned to be paid to us

} £ 595

Signed and delivered (being first
duly stamped) in the presence of

H Salmon
Fran^r Bayly

by us *Jno Axford*
 Henry Axford

Witness *H Salmon*
 Fran^r Bayly