

SUMMARY: The document below is the will, dated 20 December 1493 and proved 28 November 1494, of John Tyrrell (d. 25 October 1494) of Beeches in Rawreth, Essex, whose son, Edward Tyrrell (d. 16 June 1541), was the first husband of Alice Cloville, who later married Oxford's maternal uncle, Henry Golding.

CONNECTIONS TO THE EARLS OF OXFORD

The Earls of Oxford were connected to the Tyrrells through the three daughters of Sir Richard Sergeaux (d.1393) and his wife, Philippa Arundel (d.1399). Alice Sergeaux (d. 18 May 1452) married Richard Vere (d. 15 February 1416/17), 11th Earl of Oxford; Philippa Sergeaux c.1373 – 11 or 13 July 1420) married Sir Robert Pashley (d. 8 June 1453), and Elizabeth Sergeaux married Sir William Marney (d.1414). For the will of Sir William Marney see TNA PROB 11/2B/21 and King, H.W., 'Ancient Wills (No. 8)', *Transactions of the Essex Archaeological Society*, Vol. V, pp. 281-5 at:

<https://babel.hathitrust.org/cgi/pt?id=hvd.32044090331075&view=1up&seq=329>

King's transcript erroneously dates the will to 9 August; however the will itself is dated 19 August ('decimo nono Augusti'). King also omits a bequest to Robert Newport.

For the connection between the Sergeaux and Tyrrell families, see Richardson, Douglas, *Magna Carta Ancestry*, 2nd ed., 2011, Vol. I, pp. 11-14 at:

https://books.google.ca/books?id=8JcbV309c5UC&pg=PA14&lpg=PA14&redir_esc=y#v=onepage&q&f=false

See also the Pashley pedigree after p. 12 and the Sergeaux pedigree after p. 32 in MacMichael, N.H., 'The Descent of the Manor of Evegate in Smeeth with Some Account of its Lords', *Archaeologia Cantiana*, Vol. 74, 1960, pp. 1-47 at:

<https://www.kentarchaeology.org.uk/index.php/arch-cant/vol/74/descent-manor-evegate-smeeth-some-account-its-lords>

FAMILY BACKGROUND

For the testator's family background, see the Tyrrell pedigrees in Metcalfe, Walter C., ed., *The Visitations of Essex, Part I*, (London: Harleian Society, 1878), Vol. XIII, pp. 15-16 at:

<http://archive.org/stream/visitationsofess13metc#page/14/mode/2up>

and p. 111 at:

<http://archive.org/stream/visitationsofess13metc#page/110/mode/2up>

See also the Tyrrell pedigree in Metcalfe, Charles W., ed., *The Visitations of Essex, Part II*, (London: Harleian Society, 1879), Vol. XIV, p. 717 at:

<http://archive.org/stream/visitationsofess02metc#page/n373/mode/2up>

See also the Tyrrell pedigree in Rylands, W. Harry, ed., *The Visitation of the County of Buckingham Made in 1634*, (London: Harleian Society, 1909), Vol. LVIII, p. 118 at:

<https://archive.org/stream/visitationofcoun58phil#page/118/mode/2up>

See also the Tyrrell pedigree in Bright, J.B., *The Brights of Suffolk, England*, (Boston: John Wilson, 1858), p. 228 at:

<https://archive.org/stream/brightsofsuffolk00brig#page/n537/mode/2up>

See also the Tyrrell pedigree in Sewell, W.H., 'Sir James Tyrrell's Chapel at Gipping, Suffolk', *The Archaeological Journal*, (London: Royal Archaeological Institute of Great Britain and Ireland, 1871), Vol. XXVIII, pp. 23-33 at p. 33:

<https://books.google.ca/books?id=YrRSAAAACAAJ&pg=PA33>

There are significant errors in the Tyrrell pedigrees. The most reliable pedigree is in Metcalfe, *Part I, supra*, pp. 15-16.

For the testator's family background, see also Wedgewood, Josiah C., *History of Parliament: Biographies of the Members of the Commons House 1439-1509*, (London: His Majesty's Stationery Office, 1936), pp. 893-4 at:

<https://archive.org/details/in.ernet.dli.2015.210096/page/n965/mode/2up>

Testator's paternal grandparents

The testator was the grandson of Sir John Tyrrell (d. 2 April 1437), Speaker of the House of Commons, by his first wife, Alice Coggeshall (d.1422). See the History of Parliament entry for Sir John Tyrrell at:

<http://www.historyofparliamentonline.org/volume/1386-1421/member/tyrell-john-1382-1437>

The testator was an executor of the will of his uncle, Sir Thomas Tyrrell (d. 28 March 1477), TNA PROB 11/6/417.

Testator's parents

The testator was the eldest son and heir of Sir William Tyrrell (1420-1471?) of Beeches by his first wife, Anne Fitz Simon. According Wedgewood, *supra*, p. 893, and the Tyrrell pedigrees, she was the daughter of Sir Robert Fitz Simon. See Metcalfe, *Part I, supra*, p. 111, and Norcliffe, Charles Best, ed., *The Visitation of Yorkshire in the Years 1563 and 1564*, (London: Harleian Society, 1881), Vol. XVI, p. 329 at:

<https://books.google.ca/books?id=BvFMAQAAMAAJ&pg=PA329>

However according to Benton she was the daughter and coheir of Sir William Fitz Simon. See Benton, Philip, *The History of Rochford Hundred*, (Rochford: A. Harrington, 1888), Vol. II, p. 653 at:

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

For the will of the testator's father, dated 16 March 1471, see TNA PROB 11/5/492.

Testator's siblings

The testator had one sister of the whole blood, Margaret Tyrrell, who married Thomas Huntingdon (d. 28 December 1498?), referred to by the testator in the will below as 'my brother [=brother-in-law] Huntingdon'. For the testator's sister, Margaret, and her husband, Thomas Huntingdon, see the will of the testator's father, *supra*.

The testator's father married secondly Philippa Thornbury (living May 1478), the daughter of John Thornbury. By his father's second marriage, the testator had a half-brother, Jasper Tyrrell born c.1470, (buried 1 March 1539), mentioned in the will below, and three other sisters, likely of the half blood, Elizabeth Tyrrell, Jane Tyrrell and Anne Tyrrell, mentioned in the will of the testator's father. For Jasper Tyrrell, see:

<https://mhollick.typepad.com/slovakyankee/2014/12/the-gorings-of-burton-sussex-england.html>

MARRIAGE AND ISSUE

The testator married Katherine Walden, who survived him. There has been confusion as to her identity. According to the Cockett pedigree, she was the third daughter and coheir of Sir Richard Walden of Erith, Kent, by a daughter of Sir Richard Whethill of Calais. The Cockett pedigree states that her eldest sister, Margaret Walden, married John Cockett of Ampton, Suffolk, while another of her sisters, Elizabeth Walden, married George Talbot, 4th Earl of Shrewsbury. See Rye, Walter, ed., *The Visitation of Norfolk*, (London: Harleian Society, 1891), Vol. XXXII, p. 80

<http://books.google.ca/books?id=HS8EAAAIAAJ&pg=PA80>

However Sir Richard Walden died on 25 March 1536 [=1537?], and was of a later generation than Katherine Walden's father. See 'Some Monumental Inscriptions of St John the Baptist Church, **Erith**, Noted by John Harris 1885' at:

<https://www.kentarchaeology.org.uk/research/monumental-inscriptions/erith>

65d. 4. An imperfect brass, with words only partly legible: Orate pro anima Ricardi WALDEN armigeri, et Elisabethe uxoris ejus, que obiit 25 Octobris 1496 et Ricardus obiit / die ... / mens. Anno mil'mo / quorum animabus /

65e. 5. Pray for the sowl of Syr Richard WALDEN, Knight, and Lady Margerie his wife, which Sir Richard decessyd 25 of March 1536, and Margery decessyd the sixth of May 1528. Whos sowls God pardon.

Moreover the will of Sir Richard Walden of Erith, TNA PROB 11/27/493, proved 23 June 1539, does not agree with the Cockett pedigree. In his will, Sir Richard Walden mentions only two daughters, Elizabeth, Countess of Shrewsbury, and 'her sister, Elizabeth Haute'.

Benton correctly identifies Katherine Walden as the daughter of John Walden (1410-1464), alderman and grocer of London. See Benton, *supra*, pp. 653-60 at:

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

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.

According to Wedgewood, John Walderne (1410-64), grocer of London and of Clare, Suffolk, married Margery Rich, the daughter of Richard Rich of London. See Wedgewood, *supra*, p. 914 at:

<https://archive.org/details/in.ernet.dli.2015.210096/page/n985/mode/2up>

Wedgewood cites the summary of the will of Richard Rich (d.1464) in Nicolas, Nicholas Harris, *Testamenta Vetusta*, (London: Nichols and Son 1826), Vol. I, p. 299 at:

https://books.google.ca/books?id=7_wmAAAAMAAJ&pg=PA299

For a summary of the will of Richard Rich (d.1464), see also Collins, Arthur, *The Peerage of England*, 3rd ed., (London: W. Innys and J. Richardson, 1756), Vol. II, pp. 233-5 at:

<https://books.google.ca/books?id=QIkUAAAAYAAJ&pg=PA234>

Richard Rich, who was of the Company of Mercers of the city of London and executed the office of Sheriff of that city anno 1441 in the 20th of Henry VI, and founded a certain alms-house at Hoddesdon in county Hertford, which Richard, writing himself of London mercer, made his will April 20, 1463, 3 Edward IV, ordering his body to be buried in the chapel of the blessed St. Mary within the church of St Lawrence in the Old Jewry, London, near his seat in that church, and that his funeral be performed without any pomp. He appointed Katherine, his wife, Thomas, his son, Robert Love, his chaplain, William Marrow, John Walden, alderman of London, and Thomas Urswick, Recorder of London, who had married his daughters, and their servants, to be clothed by Thomas, his son, in black cloth of the value of 2s 6d per yard to attend the day of his burial.

See also the Latin will, dated 2 April 1463, of Richard Rich (d.1464), TNA PROB 11/5/84; the will of his son, John Rich (d. 4 November 1458), TNA PROB 11/4/279; the will of his son, Thomas Rich (d.1475), TNA PROB 11/6/296; and the Wikipedia entry for Richard Rich (d.1464) edited by the author of this website at:

[https://en.wikipedia.org/wiki/Richard_Rich_\(Sheriff_of_London\)](https://en.wikipedia.org/wiki/Richard_Rich_(Sheriff_of_London))

From all of the foregoing, it seems clear the testator's wife was Katherine Walden, daughter of John Walden (d.1464) by Margaret Rich, daughter of Richard Rich (d.1464).

For other members of the Walden or Waldern family, see:

'Hornchurch: Manors', in *A History of the County of Essex: Volume 7*, ed. W R Powell (London, 1978), pp. 31-39. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol7/pp31-39> [accessed 13 August 2020].

According to the will below, by Katherine Walden the testator had two sons and two daughters:

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* **Edward Tyrrell** (c.1476? - 16 June 1541), eldest son and heir. According to Benton, *supra*, he was 18 years of age at his father's death in 1494 and was thus born about 1476. He married Alice Cloville, but died without issue. After his death, Alice Cloville married secondly George Forster (d.1556), the son of Robert Forster (d.1545) of Little Birch, Essex (for his will, see TNA PROB 11/39/125), by whom she had two daughters. She married thirdly Oxford's uncle, Henry Golding (d.1576), by whom she had no issue. For the will of Alice (nee Cloville) Tyrrell Forster Golding, see TNA PROB 11/70/187. For the will of Henry Golding, see TNA PROB 11/59/98.

* **William Tyrrell** (c.1487? - 28 September 1543) under the age of 22 when the testator made his will. According to Benton, *supra*, he succeeded his brother, Edward Tyrrell, at the age of 54, and was thus born about 1487. He married Elizabeth Cromer, the daughter of William Cromer (d. 20 July 1539) by Alice Haute, the daughter of Sir William Haute and his wife, Joan, by whom he had two daughters: Alice Tyrrell, who married firstly Thomas Latham of Lancashire and secondly William Cade of Romford, and Mary Tyrrell, who married Peter Hammond of Kent by whom she was the mother of an only daughter, Jane Hammond, who married John Honeywood, esquire, by whom she had an only daughter, Catherine Honeywood, who was heir to her grandmother, Mary Tyrrell, and married Sir Edward Scott of Scots Hall. See Benton, *supra*, p. 657, and *Magna Carta Ancestry, supra*, Vol. I, p. 326. William Tyrrell died without male heirs, and was succeeded by his cousin, Edmund Tyrrell (c.1513? - 8 November 1576), son of his uncle, Jasper Tyrrell. For Edmund Tyrrell (c.1513? - 8 November 1576), see his will, TNA PROB 11/58/499, and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1509-1558/member/tyrrell-edmund-1513-76>

For a brass commemorating Edmund Tyrrell (c.1513? - 8 November 1576) and his wife, Susan Cooke, the daughter of (blank) Cooke of Geddy Hall, Essex, see Miller, Christy and W.W. Porteous, 'Some Interesting Essex Brasses', *The Reliquary & Illustrated Archaeologist*, (July 1903), pp. 145-162 at pp. 159-60 :

<http://www.archive.org/stream/reliquaryandill02coxgoog#page/n175/mode/1up>

* **Dame Anne Tyrrell**, a nun at the Minories in London.

* **Margaret Tyrrell**, unmarried and under the age of 20 at the time the testator made his will.

OTHER PERSONS MENTIONED IN THE WILL

The testator leaves bequests to two cousins, Sir Thomas Tyrrell, and Joan Fitz Lewes:

Item, I bequeath to my cousin, Sir Thomas Tyrrell, the next best horse.

Item, I bequeath to my cousin, Joan Fitz Lewis, my little English book like a primer.

For the Fitz Lewes family, see the will of Sir Nicholas Wentworth (d.1553?), TNA PROB 11/39/237.

For the testator's will see also 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. 87-90 at:

<http://archive.org/stream/transactionseess03socigoog#page/n139/mode/2up>

RM: Test{amentu}m Ioh{ann}is Tyrell

In Dei nomine Amen. In the worship of the Holy and Blessed Trinity, Jesus Christ, and Blessed Virgin Mary, and the holy company of heaven, I, John Tyrrell of Beeches, of the grace of God whole in mind and body, the 20th day of the month of December in the year of Our Lord God 1493 and the 15th year of the reign of King Henry the 7th make, ordain and write this my present testament as hereafter followeth:

First I bequeath and commit my soul to Almighty God, my Creator, to the Blessed Maiden Mary, Mother of Jesus, and to all the saints in heaven, and my body to be buried in the church of Saint Nicholas in Rawreth in Essex where I am a parishen, or else within the parish church where I die;

Item, I bequeath to the high altar of the said church of Rawreth for tithes and offerings forgotten due to my curate 20s;

Item to the parson of the church of Paglesham for my tithes forgotten 10s;

Item, to the vicar of the church of Canewdon for my tithes 5s;

Item, to the vicar of Hockley for my tithes 3s 4d;

Item, to the parson of Rayleigh church for my tithes 20d;

Item, I bequeath to the said church of Rawreth my blue vestment of damask or satin with th' apparel, a cope of blue satin, and a tunicle, with other apparel deacon and subdeacon according to the said vestment, and a cope to be bought by mine executors;

Item, I will that every priest being at my burying, dirge and Mass have 6s, and every clerk 4d, and every poor man, woman and child 1d, and meat and drink;

Item, I will that within the month after my death be dealt in alms to poor people within the parishes whereas my livelihood lieght [=lyeth?] in the hundred of Rochford and Barstable in Essex 66s 8d in money, and in beer, cheese, flesh or fish to the sum of 66s 8d to the said poor people;

Item, I will there be kept no month's mind for me, but I will that every day within the said month be said by some honest priest within the church where I am buried in dirge and Mass of Requiem for my soul and all Christian souls 6d;

Item, I will that within the said month's mind be delivered to every house of friars [-with] within the shire of Essex 10s to say dirge and Mass of Requiem for my soul and all Christian souls;

Item, I bequeath to the church of North Benfleet 40s to buy with a book or cope or what they needeth most to God's worship;

Item, I bequeath to the making of the lane against Gatwardes £5 that is in my keeping of Alson Scott's;

Item, I bequeath to the making of Hull bridge in Essex 40s for Master Gryffith['s] soul;

Item, I bequeath to every brother and sister of mine living a goblet of silver;

Item, I bequeath to every of my servants in household at my death some quick cattle, cow or sheep, some more and some of them less as they have deserved, after the discretion of mine executors;

Item, I bequeath the best of mine array for my body among my children, and the remnant of mine array for my body, as gowns, doublets and hoses, to be divided among my said servants;

Item, I bequeath to every of my godchildren living at my death a ewe sheep;

Item, I bequeath to John Skulle, my [word omitted?], 15 ewes;

Item, I bequeath to John Skull, his son that dwelleth with me, 20 ewe sheep and 2 kine;

Item, I bequeath to Richard Charlton, my servant, 40 ewe sheep, 4 kine and a horse;

Item, I bequeath to Edward Tyrrell, my son, £20 worth plate silver and some gilt, and £20 worth stuff of household indifferently praised, and all brewing fats, stands, troughs, tables, forms, trestles, stools, chairs, carts, courts(?) and ploughs being within the manor of Beeches, to be delivered to him when he cometh to th' age of 22 years, and if he die or he come to that age of 22 years, his debts paid, then I will that William Tyrrell, my son, have it delivered to him when he cometh to the said age of 22 years, except the £20 plate and £10 of stuff that I will my wife have;

And my said son, William, have this much more plate and stuff that I bequeathed to the said William Tyrrell, my son, that is to say, £20 worth plate silver and part gilt and £10 worth stuff of household indifferently praised, 800 of my best sheep and 40 oxen or colts, or the money of them as they be best sold, to be delivered to him when he cometh to the said age of 20 [sic?] years if he then be alive;

And if then he be dead, his debts paid, then I will and bequeath all the said plate, stuff of household and cattle or money to my wife, Katherine Tyrrell, and my daughter, Margaret Tyrrell, evenly to be divided betwixt them;

And if [+either of?] my said wife and daughter then be dead, then I will that she that overliveth have the whole plate, stuff, cattle or money before written;

And if they both be dead, then I will all that be dealt and disposed in alms to poor people, making of highways and finding of scholars to Cambridge or Oxenford;

Item, I bequeath to my said daughter, Margaret Tyrrell, £100 sterlings, to be delivered to her at her marriage or to her other preferment and finding when she cometh to that age of 20 year if she then be on live, and if she then be dead, then I will that William Tyrrell, my son, have the said £100 to help him to his marriage so that the said William Tyrrell, my son, have not then inherite[d] my lands of inheritance, and if he then have inherite[d] all my said lands of inheritance, then I will that £50, parcel of the said £100, be given to my wife, and the other £50 to be disposed in making of bridges and highways within the shire of Essex and Rochford hundred;

Item, I bequeath to my daughter, Dane [sic] Anne Tyrrell, a goblet of silver with a covering;

Item, I bequeath to Mistress Ternaunt my beads of 50 of white amber gaudied with the same;

Item, I bequeath to my cousin, Joan Fitz Lewes, my little English book like a primer;

Item, the residue of all my movable goods, plate, jewels, stuff, corn, cattle and debts, after my debts paid, the wrongs done by me rightfully satisfied, I give and bequeath them to my wife, Katherine Tyrrell, to her own proper use to do with them her pleasure;

Item, I bequeath to Edward Tyrrell, my son, my chain of gold with my cross thereto;

Item, I bequeath to North Benfleet church the outside of my gown of damask, to make them a cope of or vestments at their pleasure;

Item, I give and bequeath to my Lord of Essex my best horse;

Item, I bequeath to my cousin, Sir Thomas Tyrrell, the next best horse;

And to my brother [=brother-in-law], Thomas Huntingdon, another horse;

And to my brother, Jasper Tyrrell, another horse or a colt;

And of this my last will and testament I make and ordain mine executors my wife, Katherine Tyrrell, John Bardvile, Sir William Howard, parson of Rawreth, and William Alyn, my faithful lovers, praying them to do for me as I would do for them, and if they take upon them the charity of executorship, then I will and bequeath to John Bardvyle for his labour 66s 8d, to William Alyn and Sir William Howard, either of them for their labour 66s 8d.

Vltima voluntas eiusdem Ioh{ann}is

This is the last will of me, John Tyrrell, as to the disposition of all my manors, lands and tenements, rents, reversions and services with all their appurtenances which to me be belonging, both freehold and copyhold, in whosoever[‘s] hands and possession they be to my use in manner and form that followeth, that is to say:

First I will that my wife, Katherine Tyrrell, maintain after my decease shall have, enjoy and occupy in the name of her jointure and for part of her dower all my whole manor of North Benfleet, Portelands, my marsh in Canwey [=Canvey?], and all other appurtenances to them belonging as well [+as?] th’ advowson of the church of North Benfleet as also all wards, marriages, fens(?) and woods(?) thereto belonging and app[er]taining for term of her life without impeachment of waste;

Item, I will and instantly desire and join [=enjoin] all my feoffees being feoffed and seised to mine use of and in my tenement in Southchurch parish which I late purchased of Richard Stewynnes [=Stevens?] called Barnes with th’ appurtenances to suffer th’ aforesaid Katherine my [+wife?] peaceably to take, have and perceive th’ issues, revenues and profits coming and growing of the said tenement with the appurtenances for term of her life in the name of her jointure, and if the same Katherine, my wife, at any time hereafter be disposed or have need to sell the said tenement with th’ appurtenances, I will that then it shall be leeful to her so to do, and the money coming of that sale to take and enjoy to her own use, provided alway that if she be so disposed to sell it, that then the said Richard Stevennes, if he be disposed to buy it, then he shall have it before any other, paying for the same £26 13s 4d sterlings, and if the said Katherine, my wife, hereafter need not ner [=nor] will not sell the said tenement with th’ appurtenance, I will that then she shall give and assign the said tenement with th’ appurtenances by her lifetime unto such one of her children and mine as shall seem her best to please God, to have to the said child and to his or her heirs immediately after the decease of my said wife;

Item, whereas John Mexe [=Maxey?] holdeth jointly with me and to our heirs by copy of court roll of Much Wakering a tenement and 10 acres land customary with th’ appurtenances called Brigges, and a marsh with little hoppets of marsh lying between

Oxenham and the millpond called Brigge marsh, I will that when mine executors will require he shall make a surrender to such persons as by mine executors shall be named of all the premises to th' intent that the revenues and profits coming and growing thereof shall yearly go to the maintaining of the guild-priest found of the Visitation of Our Lady kept in the parish church of Rawreth, and if in case hereafter it fortune the said guild to break and be not kept in the said church as it is now kept, I will that then all the said revenues and profits coming and growing of the said tenement called Brigges and 10 acres land with other the premises shall go toward the finding and maintaining of a priest to sing in the same parish church of Rawreth as far as it will stretch;

Provided alway that if my said executors or their assignees hereafter will purchase other lands, tenements and rents of freehold to the yearly value of the said tenement called Brigges and 10 acres and marsh with the premises, and the same will put in feoffment to the use before said, then it shall be leeful to my said executors or their assignees the said tenement called Brigges, the marsh and little hoppets before rehearsed with their appurtenances and every parcel thereof to sell and give at their pleasure and thereas it shall like them best, the use and th' intent before rehearsed performed;

Item, I will that my feoffees of all my lands and tenements, rents and services with th' appurtenances called Gatwardis, Yones, Boddeley, Hayes, Cokkes, a croft of land that was Thomas Scott's lying besides Gatwardys tenement, a croft of land late purchased of the heirs of John Boper lying beside Gatwardys tenement, Parkers, Shoberris [=Shoebury's?], Mawgerys, Cokys, Butteris and Suttonys lying in the parish of Rawreth, Hockley, Rayleigh, Thundersley and Southchurch in the county of Essex, suffer mine executors and attorn[ey]s(?) immediately after my decease out of this world peaceably to receive and take all the yearly issues and profits of all the premises until such time that William Tyrrell, my son, cometh to th' age of 22 years, if it please God to suffer him to live so long;

And if it fortune the said William, my son, to die before the said age of 22 years, which God forbid, that then my said feoffees suffer mine executors to receive all the said issues and profits of all the premises unto such time that the next heir male of the body of the said William, my son, lawfully begotten cometh to th' age of 22 years, if he have any, to th' intent that followeth, that is to say, that my said executors with the said yearly profits of all the premises pay or do to be paid yearly 20s to Dame Anne Tyrrell, my daughter, being a nun at the Minories without London, her life natural for contentation and discharging of an annuity granted out of my lands and tenements lying in Much Wakering and Little Shoebury before rehearsed in the said shire of Essex as it appeareth by a deed indented and granted to certain persons to the use of my said daughter, Dame Anne, more plainly it appeareth;

Also I will that my said executors of the said yearly profits of the premises find yearly an obit for me in the church of Rawreth before rehearsed(?), and that my said executors every year spend at the keeping of the said obit in dirges, Masses, bread, cheese and drink and in alms to poor people yearly 20s as long as they receive the said profits;

Also I will that my said executors yearly bring and pay or do to be brought and paid the residue and remnant of all th' issues and profits of all the premises before rehearsed, the foresaid 40s by the year paid and disposed as is before written, and all and above all necessary reparations and yearly charges borne and done, I commith [=commit?] to the disposition of my wife, Katherine Tyrrell, to find with my son and daughter, William and Margaret, to school and learning as my said wife and mine executor shall think best till that the said William and Margaret or the heirs males of the body of the said William lawfully begotten come to th' age of 22 years or be married;

Also I will that my feoffees of and in all the premises by deed tripartited indented make estate to my said son, William Tyrrell, afore that he cometh to th' age of 22 years or to the heirs male of his body lawfully begotten, to have and to hold to him or to them and to the heirs male of his or their body lawfully begotten;

And if it hap the said William, my son, or his heir male of his body lawfully begotten to die without heir male of his or their body lawfully begotten, that God forbid, then I will that all the premises with th' appurtenances remain to my son, Edward Tyrrell, and to the heirs male of his body lawfully begotten;

And if it hap the said Edward Tyrrell, my son, to die without heirs male of his body lawfully begotten, that God forbid, then I will that all the premises with their appurtenances remain to the heirs male of their body begotten that shall have th' inheritance that I now have in the shire of Essex as heir male to my father, on whose soul God have mercy;

Also I will that if my son, William, live till he come to th' age of 22 years, I will that my said executors and my wife deliver or cause to be delivered to my said son, William, all th' issues and profits by them or either of them received of all the premises over and above the finding of the said William and Margaret, my children, and the other charges before said;

Provided alway that if the said William, my son, die or that he come to the age of 22 years, or with [sic?] heirs male of his body lawfully begotten, that then my wife have all the said premises with their appurtenances, to have and to hold to her for term of her life;

Also provided alway that all they which shall have all the premises or any parcel of them in manner and form as it is before rehearsed by this my will, that they or either of them yearly pay or do to be paid in manner and form afore rehearsed to my daughter, Dame Anne, yearly during her life 20s, and to the keeping of mine obit yearly forever to be kept in the said church of Rawreth 20s;

Also I will that it be contained in the said deed tripartited indented that if any of the [=those] persons before written have the premises afore rehearsed with their appurtenances according to this my will, or any parcel of them, default in payment of the said 20s to my daughter, Dame Anne, yearly to be paid, or of any payment of the said 20s yearly for the keeping of my said obit in manner and form before rehearsed, that then it

shall be leeful to my said executors and feoffees, their heirs, executors and assignees, into all the premises to re-enter, and in their first estate to take this feoffment or gift notwithstanding, to th' intent that it shall be leeful to my said executors or assignees all the premises to sell, and the money thereof coming to dispose in deeds of alms and charity and making of bridges and highways in the hundred of Rochford in the said shire of Essex, keeping my said obit yearly and paying the said 20s to my daughter, Dame Anne, in manner and form afore rehearsed;

Item, I will that all my feoffees of and in all those lands, tenements, rents and services called Smoltes and Barnardys tenement, 3 crofts of land called Helhous(?) crofts, Culnerhous(?) field, and Longe Leylonde with their appurtenances lying in the parish of Hockley immediately after my decease make estate of all the premises to Richard Charleton, my servant, to have and to hold all the premises to him and to his heirs forever on this condition, that if any man lawfully claim the said premises, that then the said Richard, my servant, shall then agree with him that so lawfully claimeth the said lands and tenements at his own costs, charges and expenses.

Probatum fuit suprascriptum testamentum Vnacum vltima voluntate eiusdem apud Lameth xxvijno die mensis Nouembr{is} Anno Domini Mill{es}imo CCCClxxxCxiiijto Iuramento execut{orum} &c ac app{ro}bat{um} & insinuat{um} &c Et com{m}issa fuit Administracio o{mn}i{u}m et sing{u}lor{um} bonor{um} & Debit{orum} Executor{ibus} in D{i}c{t}o testamento no{m}i{n}at{is} &c De bene et fidelit{er} administrando &c Ac de pleno & fideli Inuentario &c citra festum sancti Daud &c Necnon De plano compoto calculo &c

[=The above-written testament together with the last will of the same was proved at Lambeth on the 18th day of the month of November in the year of the Lord the thousand 494th by the oath of the executors etc., and probated & entered etc., and administration was granted of all and singular the goods & debts to the executors named in the said testament etc., [+sworn] to well and faithfully administer etc., and to [+exhibit] a full & faithful inventory etc. before the feast of Saint David etc., and also to reckon a plain account etc.]