

SUMMARY: The document below is the letters patent dated 12 March 1550 by which the boy-King Edward VI granted to Sir Thomas Cawarden extensive holdings in the former Blackfriars monastery, valued in the grant at £19. Premises in the western range of the Blackfriars contained in the grant below later became the first and second Blackfriars theatres.

For the earlier indenture dated 4 April 1548 by which Edward VI had granted Cawarden a 21-year lease of premises in the western range of the Blackfriars which later became the site of the first and second Blackfriars theatres, see TNA E 315/219, ff. 20-1. The earlier lease followed upon a survey dated 18 March 1548 by Hugh Losse (d. 8 May 1555) pursuant to a warrant issued by Sir Edward North (c.1504-1564), Chancellor of the Court of Augmentations (for whom see the *ODNB* article). The 1548 survey, signed by Losse, contains a note, apparently in North's hand, directing that the premises be leased to Cawarden for 21 years for 66s 8d. For the earlier survey, see TNA E 310/3/18, No. 61; and Holder, Nick, 'The Medieval Friaries of London', PhD thesis, University of London, August 2011, p. 55, available online.

The grant below was the result of a second survey taken by Hugh Losse on 4 January 1550 which included the church, churchyard, cloister, chapter house and much other property in the Blackfriars, in addition to the western range of buildings which had been already been leased to Cawarden in 1548. For the 1550 survey see Feuillerat, Albert, *Blackfriars Records*, (Oxford University Press: Malone Society, 1913), pp. 8-12 at:

<https://archive.org/stream/collectionspt102malouoft#page/8/mode/2up>

For Sir Thomas Cawarden (c.1514–1559), see the *ODNB* article, which mentions the grant to Cawarden below of premises in the Blackfriars, but not the 1548 lease.

For Hugh Losse and his son-in-law, Sir Henry Neville (c.1520–1593), who in 1560 leased premises in the western range of the Blackfriars, see the *ODNB* articles.

Premises in the Blackfriars held by a number of persons are mentioned as reference points in the grant below. For Lady Harper, see the will of her husband, Sir George Harper, TNA PROB 11/42A/75, and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1509-1558/member/harper-george-1503-58>.

For Sir Christopher More (d. 16 August 1549), father of Sir William More (1520-1600), see the *ODNB* article.

For Mr Portinary, see the *ODNB* article for him under the name Sir Giovanni Portinari.

For George Brooke (d. 29 September 1558), 9th Baron Cobham, see the *ODNB* article.

For Lady Mary Kingston, see her will, TNA PROB 11/32/320, and Folger MS L.b.310.

For Sir Francis Bryan (d. 2 February 1550), see the *ODNB* article.

Smith, *infra*, pp. 439, identifies the ‘Walsingham’ who had lodgings in the Blackfriars as Sir Thomas Walsingham (d. 15 January 1584). However it seems possible that they belonged to the second wife of Walsingham’s father, Sir Edmund Walsingham (d. 10 February 1550). She was born Anne Jerningham (d. 1559), the daughter of Sir Edward Jerningham (d. 6 January 1515) of Somerleyton, Suffolk, by his first wife, Margaret Bedingfield (b. about 1476, died 24 March 1504). Sir Edmund Walsingham was her fourth husband. In his will, TNA PROB 11/33/405, Sir Edmund Walsingham leaves her leases in the Blackfriars which he states she held in her own name before their marriage:

Item, I will and give to the said Dame Anne all her leases of her lodging and gardens of the Blackfriars at London in as large and ample manner as she hold [=held] them before marriage with me.

In her own will, TNA PROB 11/42B/3, Dame Anne stipulated that her lease in the Blackfriars be sold:

Item, I will that the lease of my house at the Blackfriars in London be sold by my executors and the money thereof coming to go to the performance of this my last will and testament, and in the sale thereof I will that my nephew, John Jerningham, son to Sir John Jerningham, knight, shall have ten pound of it and a gilt goblet.

For Sir Thomas Cheyney (d. 16 December 1558), who was appointed Lord Warden of the Cinque Ports on 17 May 1536, see the *ODNB* article, and his will, TNA PROB 11/42B/105. Cheyney’s claim to the ‘blind parlour’ in the wester range of buildings was noted in the survey of 18 March 1548 (see TNA E 310/3/18, No. 61, *supra*). Cheyney left his property in the Blackfriars by will to his daughter-in-law, Margaret (nee Neville) Cheyney Poole, as her jointure. It became the subject of a lawsuit in 1572/3 between Margaret Poole’s second husband, Henry Poole (d. 28 March 1580), and Sir William More (1520-1600) of Loseley, who had acquired Sir Thomas Cawarden’s interest. See the will of Henry Poole, TNA PROB 11/62/182. It is difficult to escape the conclusion that Sir Thomas Cheyney’s claim to the ‘blind parlour’ was deliberately obscured in the grant below.

For Sir Anthony Aucher (d. 1558), see the *ODNB* article.

For Sir Philip Hoby, who died at his house in the Blackfriars on 9 May 1558, see the *ODNB* article and his will, TNA PROB 11/40/345. He was the half-brother of Sir Thomas Hoby (1530-1566), author of the English translation (*The Courtier*) of Baldassare Castiglione’s *Il Cortegiano*, whose wife, Elizabeth Cooke Hoby Russell (1528-1609), Lady Burghley’s sister, is known for her opposition to James Burbage’s plan to convert property in the western range of the Blackfriars into a playhouse. According to the *ODNB*:

In Bisham church she created the Hoby Chapel, where she interred the bodies of her husband and his elder brother, Philip, in a joint monument with effigies and epitaphs in Greek, Latin, and English.

Robert Kirkham mentioned in the grant was likely related to Edward Kirkham, gentleman, Yeoman of the Revels, who later became involved in the second Blackfriars theatre (see TNA C 2/JasI/E4/9. For Edward Kirkham's appointment as Yeoman of the Revels by letters patent dated 28 April 1586, see Greg, Walter Wilson, ed., *Collections*, Vol. II, Part III, (Oxford University Press: Malone Society, 1931), pp. 339-41, available online.

Edward Kirkham was a cousin of George Kirkham, who with Hugh Beeston and William Walter acted as trustees for Oxford in connection with his purchase by indenture dated 14 June 1580 of the Great Garden property (see TNA C 54/1080). For the will of George Kirkham, in which he mentions his cousin, Edward Kirkham, see TNA PROB 11/122/316. In his will George Kirkham also mentions Edward Kirkham's son, Robert Kirkham, as 'servant to the right honourable the Earl of Salisbury', i.e. Oxford's brother-in-law, Sir Robert Cecil. Other contemporary documents also identify Robert Kirkham as one of Cecil's secretaries. For Robert Kirkham, see also the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1604-1629/member/kirkham-robert-1580-1638>.

LM: For Thomas Cawarden, knight, common(?) to himself & his heirs

The King to all to whom etc., greeting. Be it known that we, in consideration of the good, true, faithful & acceptable service both to us and to our dearly beloved father, Henry Eight, late King of England, in both war and peace by our beloved servant, Thomas Cawarden, knight, & one of the gentlemen of our Privy Chamber(?), many ways formerly performed & done, of our special grace and certain knowledge & mere motion, and also by the advice of our Council, have given & granted, and by these presents do give & grant to the forenamed Thomas Cawarden, knight, all that house, site, circuit, ambit & precinct late the house of the late Friars Preachers within our city of London;

And all that church, belfry, churchyard & cloister of the same late house;

And also that our late house called 'le Chapter house' of the said late house;

And all our houses, buildings, garden plots, orchards, gardens, yards, stables, ponds, fish-ponds and land, ground & soil & our hereditaments whatsoever within the said site, enclosure, ambit(?), circuit & precinct being of the same late house;

And two 'Les Isles', the chancel & chapel to the same church belonging, containing in breadth from the churchyard called 'le Northe churche yarde' to 'le south cloyster' sixty-six feet, & in length from the house of John Barnet, gentleman, on the west side of the same late church to the garden belonging to the mansion or tenement appertaining to Anthony Aucher, knight, on the east end of the same church two hundred & twenty feet;

Which certain churchyard on the north side of the said church contains in breadth from the same church to 'le brickewall' & to the tenement & gardens in the tenure of Peter Hosyer and (blank) Holte ninety feet, & in length from the houses & tenements of (blank) Partrige, (blank) Southcott & 'Le Ankers house' on the west side to the wall adjoining the King's highway on the east side two hundred feet;

And the ground & soil of the said cloister lying & being on the south side of the said church contains in breadth from the same church to the mansion or 'le lodgyng' of Lady Kingston on the same south side of the said cloister one hundred & ten feet, and in breadth from the wall belonging to the mansion or 'le lodging{es}' once those of Francis Bryan, knight, & now those of Anthony Aucher, knight, and (blank) Walsingham on the east side to the mansion or 'le lodgyng' of Lord Cobham & John Barnet on the west side one hundred & ten feet;

And the said house called 'le Chapter house' lying & being on the west end of the foresaid cloister contains in length forty-four feet, & in breadth twenty-two feet;

We do give also of our special grace and certain knowledge & mere motion and also by the advice aforesaid by these presents do grant to the forenamed Thomas Cawarden, knight, all that our void pieces of ground called 'voyde Rowmes' lying & being within the said site, enclosure, ambit, circuit or precinct of the said late house of the late Friars Preachers in London, containing in length ninety-eight feet, and abutting against 'Bridwell ditche' on the west side, and in breadth at the same end seventy & four feet, and abutting on the common highway & lane which leads to 'le com{m}en Stayres' at the Thames on the east side, being in breadth at that end ninety-four feet, and abutting on the gardens of Lucy Harper & Frances(?) Gardiner(?) on the north side, & on the garden of Christopher More, knight, on the south side;

We do give also of our special grace and certain knowledge & mere motion, and also by the advice aforesaid by these presents do grant to the forenamed Thomas Cawarden, knight, all that our old kitchen & 'le kychyn yerde' and entry & passage adjacent to the same lying & being within the said site, enclosure, ambit & precinct of the said late house late of the Friars Preachers in London, containing in length eighty & four feet, abutting upon the way aforesaid on the west side, being in width at that end [NOTE: The scribe appears to have omitted here a section from the 1548 lease to Cawarden which he was a; the relevant section in the 1548 lease reads: *being in width at that west end thereof sixty & eight feet, & abutting against a certain house called 'an olde Butterye' on the east side, & extending in breadth at that east end thereof*] seventy-four feet, and abutting against(?) [sufter] the inner room or 'le parlor' of John Portinary next the way on the south side, and against 'le Brickwall' & garden of Lord Cobham on the north;

And also we do give of our special grace and certain knowledge & mere motion, & by the advice aforesaid to the forenamed Thomas Cawarden, knight, all that our old buttery & entry [introitum] or passage and great 'le stayre';

And also all that our cellar under the same buttery;

And also our hall called 'le hall place' at the upper end of the said 'le stayres' & the entry there which leads to 'le frater' above the same buttery with its appurtenances, containing in length ninety-five feet, & in breadth thirty-six feet, and abutting on the said cloister on the east side, & on the said kitchen on the west side, & on the house of the said Lord Cobham on the north, & on a certain inner room or 'le parlor' called 'le blynd Parlor' on the south side;

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

We do give also of our special grace and certain knowledge & mere motion aforesaid & by the advice aforesaid to the forenamed Thomas Cawarden, knight, one our void place or entry [introitum] against the little kitchen & 'le coole house', containing in length thirty feet, & in breadth seventeen feet;

We do give also of our grace and certain knowledge & mere motion aforesaid & by the advice aforesaid to the forenamed Thomas Cawarden, knight, all that our office called 'le Dutchie Chamber' aforesaid, & one 'le lodgyng' under the same, containing in length fifty feet, & in breadth sixteen feet, & abutting on the east against the north end of the said 'le ffrater' & on the west on the said inner room [intrale] called 'le parlor' of John Portinary aforesaid;

And also we do give of our special grace and certain knowledge & mere motion & by the advice aforesaid to the forenamed Thomas Cawarden, knight, all that our messuage or tenement called 'le Ankerse house' situate, lying & being within the site aforesaid now or late in the tenure or occupation of Morris Griffith, clerk, or his assigns;

And also all that our messuage or tenement situate, lying & being within the site aforesaid now or late in the tenure or occupation of John Barnet, gentleman, or his assigns;

And also those our two gardens situate, lying & being within the site aforesaid now or late in the tenure or occupation of Philip Hoby, knight, or his assigns;

And also all that our little tenement situate, lying & being within the site aforesaid over against/next to the tenement of Thomas Cheyney, knight & Lord of 'lez Cinque Portes' now or late in the tenure or occupation of Robert Kirkham or his assigns;

And all those our houses, buildings, shops, cellars, solars, stables, yards and other profits, commodities & easements whatsoever to the same messuages & tenements or any of them belonging & appertaining or with them or any of them demised or leased lying [+&?] being within the said site, enclosure, circuit, ambit or precinct of the said late house late of the Friars Preachers in London aforesaid, being parcel of the possessions of the said late house late of the Friars Preachers in London;

We do give also of our special grace and certain knowledge & mere motion and by the advice aforesaid by these presents do grant to the forenamed Thomas Cawarden, knight, all our stones, tiles, 'le Slates', glass, iron, timber, lead covering & lead of the said late house late of the Friars Preachers in London or of, in or upon the church, cloister, dorter, frater, chapel & chancel & other the premises or any parcel thereof being of the said late house late of the Friars Preachers in London;

And also all & singular our messuages, houses, buildings, solars, cellars, yards, gardens, void grounds, entries, ways, gates(?), bridges, stathes [sic for 'stanks'?] of water conducted & free, water conduits, easements, commodities, profits & hereditaments whatsoever, of what kind, nature or species they be, or by what names soever they be known, esteemed/adjudged or knowledged, situate, lying & being within the site, circuit, enclosure, ambit & precinct of the said late house late of the Friars Preachers in London;

And also all & singular the rents, revenues and other yearly profits whatsoever upon whatsoever leases and grants of the premises or any parcel thereof made [&?] reserved;

We do give [+also?] and by these presents we do grant to the forenamed Thomas Cawarden, knight, all & singular the foresaid site, messuages, lands, tenements, gardens, rents, reversions, services and other all & singular the premises above by us (as aforesaid) beforehand granted & any parcel thereof as fully, freely & entirely and in such ample manner & form as the last prior or warden & the late fellow Friars Preachers in right of the late house of Friars Preachers, or any of their predecessors at any time before the suppression, surrender & dissolution of the same late house of Friars Preachers or before that late house came to our hands or to the hands of our father before having, possessing or being seised of the same or any parcel thereof at any time had, held or enjoyed (imperfect), had, held or enjoyed (perfect), or ought to have, hold or enjoy the foresaid site, enclosure, circuit, ambit & precinct, messuages, tenements and other all & singular the premises or any parcel thereof, and as fully, freely & entirely and in such ample manner & form as they all & singular [+came?] to our hands or to the hands of our father by reason or authority or any charter, gift, grant, confirmation or surrender by the said late prior or warden & Friars Preachers under their conventual seal to us thereof made, or by reason or authority of any act of Parliament or acts of Parliament or otherwise by any other way, right or title came or ought to come [+to our hands?], and in our hands now are or ought to be;

Which certain site, messuages, lands, tenements & other the hereditaments aforesaid now amount to the clear yearly value of nineteen pounds;

To have, hold & enjoy the foresaid site, enclosure, circuit, ambit & precinct of the said late house late of the Friars Preachers in London and the foresaid messuages, lands, tenements, houses, buildings & other all & singular the premises above expressed & specified in our said city of London & any parcel thereof with their entire appurtenances to the forenamed Thomas Cawarden, his heirs & assigns, forever;

Holding of us, our heirs & successors, in free burgage of our city of London, & not in chief, for all rents, services, exactions & demands whatsoever in like manner to us, our heirs or successors, in any wise to be yielded, paid or made;

And further we will for the consideration aforesaid, and of our certain knowledge & mere motion and by the advice aforesaid by these presents we do grant for us, our heirs & successors, to the forenamed Thomas Cawarden, his heirs & assigns, that the same Thomas, his heirs & assigns, shall have, hold & enjoy, and be able & have power to have, hold & enjoy within the foresaid site, messuage [sic?], tenements and other the premises & within any parcel thereof all & all manner, such, so many, the same and the like rights, jurisdictions, liberties, exemptions, immunities, franchises & privileges whatsoever, by how many, how much, what & of what sort any prior or warden & brothers of the said late house late of the Friars Preachers or any of their predecessors in right of the same late house or any other or others at any time had, held or enjoyed or ought to have, hold or enjoy in the foresaid late site, messuages, lands, tenements and other the premises or any parcel thereof by reason or authority of any gift, charter, grant, confirmation or any letters patent by us or by any of our ancestors, Kings of England, before made or granted or confirmed, or by reason or authority of any prescription, use or custom before had or used, or otherwise by any whatsoever;

We do give also for the consideration aforesaid and of our certain knowledge & mere motion & by the advice aforesaid by these presents we do grant to the forenamed Thomas Cawarden, knight, all issues, rents, revenues and other profits whatsoever of the foresaid site, messuages, [m.33] lands, tenements & other all & singular the premises from the feast of Saint Michael the Archangel last past until this present time coming or growing, to have to the same Thomas Cawarden of our gift without account or anything therefore to us, our heirs & successors, in any manner to be yielded, paid or made;

We will also for the consideration aforesaid, and of our certain knowledge & mere motion by these presents we do grant to the forenamed Thomas Cawarden that he may & shall have these letters patents under our Great Seal of England duly made & sealed without fine or fee, great or small, to us in our Hanaper or elsewhere to our use in any manner to be yielded, paid or made;

Although express mention etc.;

Witness the King at Westminster the twelfth day of March.

[m. 32]

LM: p{ro} Thoma Cawerden Mil{ite} co{mmun}is(?) sibi & hered{ibus}

1 Rex Om{n}ib{us} ad quos &c sal{u}t{e}m Sciatis q{uo}d nos in considerac{i}o{n}e boni veri fidelis & acceptabilis s{er}uicij tam nob{is} q{ua}m p{re}charissimo p{at}ri n{ost}ro Henrico

2 octauo nup{er} Regi Angl{ie} tam bello q{ua}m pace p{er} Dil{e}c{t}um S{er}uientem n{ost}r{u}m Thomam Cawerden Militem & vnu{m} gen{er}osorum priuate Cam{er}e(?) n{ost}re antehac

3 multipliciter p{re}stit{i} & impens{i} de gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta sciencia & mero motu n{ost}ris necnon de aduisamento consilii n{ost}ri dedim{us} & concessim{us}

4 ac p{er} p{re}sentem dam{us} & concedim{us} p{re}fato Thome Cawerden Militi totam illam domu{m} Scit{um} circuitum ambitum & p{ro}cinctum nup{er} domus dudum

5 fratrum p{re}dicator{um} infra Ciuitatem n{ost}ram London ac totam illam eccl{es}iam Campanile Cimeteriu{m} & claustrum eiusdem nup{er} domus ac eciam

6 illam nup{er} domu{m} n{ost}ram vocat{am} le Chapter house d{i}c{t}e nup{er} domu{s} Ac om{n}ia domos edificia ortes pomaria gardina curtilagia stabula

7 stagna viuaria ac t{er}ram fundum & solum n{ost}ra & hereditamenta n{ost}ra quecumq{ue} infra dict{um} Scitum ceptum ambitum(?) circuitum & p{ro}cinct{um}

8 eiusdem nup{er} domus existen{tia} Ac duo Les Isles Cancellam & Capellam eidem eccl{es}ie p{er}tinen{tes} continen{s} in latitudine a cimeteriu{m} voc{atum}

9 le Northe churche yarde vsq{ue} le south cloyster sexaginta sex pedes & in longitudine a domo Joh{ann}is Barnet gen{er}osi ex occidentali parte

10 eiusdem nup{er} eccl{es}ie vsq{ue} ad gardinu{m} spectan{s} ad mansionem siue ten{ementum} p{er}tinen{tem} Antonio Ager Militi ex fine orientali eiusd{e}m eccl{es}ie ducentas [sic?]

11 & viginti pedes Quodquidem Cimeteriu{m} ex boriali parte d{i}c{t}e eccl{es}ie continet in latitudine ab eadem eccl{es}ia vsq{ue} le brickewall & vsq{ue} ten{ementum}(?)

12 & gardina in tenura Petri Hosyer et (blank) Holte nonaginta pedes & in longitudine a domib{us} & ten{ementis} (blank) Partrige (blank)

13 Sowthcott & a Le Ankers house ab occidentali parte vsq{ue} ad parietem adiungent{em} regie vie ex parte orientali ducent{os} pedes Ac

14 fundum & solum d{i}c{t}i claustru iacen{s} & existen{s} ex parte Australi d{i}c{t}e eccl{es}ie continet in latitudine ab eadem eccl{es}ie vsq{ue} ad mansionem siue

15 le lodgyng d{omi}ne Kyngeston ex parte eadem australi d{i}c{t}i claustru Centum & decem pedes ac in longitudine a pariete spectan{te} ad

16 mansionem siue le lodging{es} quondam ffrancisci Brian Militis & modo Antonij Ager Militis et (blank) Walsyngham ex parte

17 orientali vsq{ue} ad mansionem siue le lodgyng d{omi}ni Cobham & Ioh{ann}is Barnet ex parte occidentali Centum & decem pedes Ac dict{a}

18 domus vocat{a} le Chapter house iacen{s} & existen{s} ex fine occidentali p{re}d{i}c{t}i Claustru continet in longitudine quadraginta quatuor

19 pedes & in latitudine viginti duos pedes Damus eciam de gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta sciencia & mero motu n{ost}ris necnon de auisamento p{re}d{i}c{t}o

20 p{er} p{re}sentes concedim{us} p{re}fato Thome Cawerden Militi totam illam vacuam peciam t{er}re n{ost}ram cum vno le galeri in decasu existen{s} ac eciam alias

21 vacuas placeas vocat{as} voyde Rowmes infra dict{um} Scit{um} Septum ambitum circuitum siue p{ro}cinctum d{i}c{t}e nup{er} domus dudum fratrum p{re}dicator{um}

22 London iacen{tes} & existen{tes} continen{s} in longitudine nonaginta octo pedes ac abbutan{s} v{er}sus} Bridwell ditche ex parte occidentali ac in

23 latitudine ad eundem finem septuaginta & quatuor pedes ac abbutan{s} ad co{mmun}em viam & venellam que ducit ad le com{m}en Stayres apud Thamis{em}(?)

24 ex parte orientali existen{s} in latitudine ad illum finem nonaginta quatuor pedes ac abbutan{s} ad gardina Lucie Harper & ffrancisce Gerdyn{er}(?)

25 ex parte boriali & ad gardinu{m} Cristoferi More Militis ex parte australi Damus eciam de gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta sciencia & mero motu

26 n{ost}ris necnon de auisamento p{re}d{i}c{t}o p{er} p{re}sentes concedim{us} p{re}fato Thome Cawerden Militi totam illam veterem coquinam n{ost}ram & le

27 kychyn yerde ac introitum & passagiu{m} eidem adiacen{s} infra dict{um} Scitum Septum ambitum & p{ro}cinctum d{i}c{t}e nup{er} domus dudum fr{atru}m

28 p{re}dicator{um} London iacen{s} & existen{s} continen{s} in longitudine octoginta & quatuor pedes abbuttan{s} sup{er} venellam p{re}dict{am} ex parte occiden{tali}

29 existen{s} in latitudine apud eundem finem [SEE TRANSLATION FOR SECTION OMITTED HERE BY SCRIBE] Septuaginta quatuor pedes ac abbuttan{s} sup{er} [sic for 'super?'] intrale seu le parlor Ioh{ann}is Portynaryes

30 p{ro}x{ime} venellam ex parte australi ac sup{er} le Brickwall & gard{inum} d{omi}ni Cobham ex parte boriali Necnon dam{us} de gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta

31 sciencia & mero motu n{ost}ris & de auisamento p{re}d{i}c{t}o p{re}fato Thome Cawerden Militi totum illud vetus p{ro}mptuariu{m} n{ost}r{u}m & introitum siue

32 passagiu{m} ac magnu{m} le stayre Necnon totum illud Cellariu{m} n{ost}r{u}m subtus idem promptuariu{m} Necnon Aulam n{ost}ram vocat{am} le hall place

33 ad superiorem finem dict{um} 'le stayres' & introit{um} ibidem qui ducit ad le frater sup{ra} idem promptuariu{m} cum suis p{er}tin{entijs} continen{s} in longitudine

34 nonaginta quinq{ue} pedes & in latitudine triginta sex pedes ac abbuttan{s} ad dict{um} claustrum ex parte orientali & ad dict{am} coquinam ex

35 parte occidentali & ad domu{m} dict{um} d{ominu}m Cobham ex parte boriali & ad quoddam intrale seu le parlor vocat{um} le blynd Parlor ex parte

36 australi Damus eciam de gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta sciencia & mero motu n{ost}ris necnon de auisamento p{re}dict{o} p{re}fato Thome Cawerden

37 Militi totam illam domu{m} n{ost}ram vocat{am} le vpper ffrater continen{s} in longitudine Centum & Septem pedes & in latitudine quinquaginta duos

38 pedes abbuttan{s} ad domu{m} & gardinu{m} d{i}c{t}e D{omi}ne kyngeston ex partib{us} australi & orientali et ad Aulam vbi lez Revelles d{omi}ni Regis modo

39 iacent & reponunt{ur} ex parte boriali & v{er}sus le Dutchie Chamber & domu{m} Ioh{ann}is Portinaries p{re}dict{um} ex parte occidentali Dam{us} eciam de

40 gr{aci}a n{ost}ra sp{eci}ali ex c{er}ta sciencia & mero motu n{ost}ris p{re}d{i}c{t}is & de auisamento p{re}d{i}c{t}o p{re}fato Thome Cawerden Militi vnam vacuam placeam siue

41 introitum n{ost}ra{m} v{er}sus paruum coquinam & le coole house continen{s} in longitudine triginta pedes & in latitudine septemdecim

42 pedes Damus eciam de gr{aci}a n{ost}ra ex c{er}ta sciencia & mero motu n{ost}ris p{re}dict{is} & de auisamento p{re}dict{o} p{re}fato Thome Cawerden Militi

43 totam illam Offici{n}am n{ost}ram vocat{am} le Dutchie Chamber p{re}dict{am} & vnu{m} le lodgyng subtus eandem continen{s} in longitudine

44 quinquaginta pedes & in latitudine sexdecim pedes & abbuttan{s} orientalit{er} v{er}sus borialem finem d{i}c{t}i le ffrater & occidentalit{er}

45 sup{er} dict{um} intrale vocat{um} le parlor Ioh{ann}is Portinaries p{re}dict{um} Necnon damus de gr{aci}a n{ost}ra sp{eci}ali ac ex c{er}ta sciencia & mero motu

46 n{ost}ris & de auisamento p{re}d{i}c{t}o p{re}fato Thome Cawerden Militi totum illud mesuagiu{m} siue ten{ementum} n{ost}r{u}m vocat{um} le Ankerse house Scituat{um}

47 iacen{s} & existen{s} infra Scit{um} p{re}dict{um} modo vel nup{er} in tenura seu occupac{i}o{n}e Mauricij Griffyth cl{er}ici vel assign{atorum} suor{um} Necnon

48 totum illud mesuagiu{m} siue ten{ementum} n{ost}r{u}m scituat{um} iacen{s} & existen{s} infra Scitum p{re}d{i}c{t}um modo vel nup{er} in tenura siue occupac{i}o{n}e

49 Ioh{ann}is Barnet Gen{er}osi vel assign{atorum} suor{um} Necnon duos illos gardinos n{ost}ros scituat{os} iacen{tes} & existen{tes} infra Scitum p{re}d{i}c{t}um modo

50 vel nup{er} in tenura siue occupac{i}o{n}e Philippi Hobbye Militis vel assign{atorum} suor{um} Necnon totum illud paruu{m} ten{ementum} scituat{um}

51 iacen{s} & existen{s} infra Scitum p{re}d{i}c{t}um v{er}sus ten{ementum} Thome Cheyney Militis & D{omi}ni de lez Cinque Portes modo vel nup{er} in tenura

52 siue occupac{i}o{n}e Rob{er}ti Kyrkham vel assign{atorum} suor{um} Ac omnia domos edificia Shopas cellaria solaria stabula Curtilagia ac

53 cet{er}a p{ro}ficua com{m}oditates & aisiamenta n{ost}ra quecumq{ue} iisdem messuagijs & ten{ementis} aut eor{um} alicui spectan{tia} & p{er}tinen{tia} aut cum iisdem aut

54 eor{um} aliquo dimiss{a} seu locat{a} existen{tia} [+&?] iacen{tia} infra dict{um} Scitum Septum circuitum ambitum seu procinctum d{i}c{t}e nup{er} domus dudum

55 fr{atru}m p{re}dicator{um} London p{re}dict{o} p{ar}cell{a} possessionu{m} d{i}c{t}e nup{er} domus dudum fr{atru}m p{re}dicator{um} London existen{tia} Damus eciam ex gr{aci}a n{ost}ra

56 sp{eci}ali ac ex c{er}ta sciencia & mero motu n{ost}ris ac de auisamento p{re}d{i}c{t}o p{er} p{re}sentis concedim{us} p{re}fato Thome Cawerden Militi

57 om{n}ia lapides tegulas le Slates vitru{u}m ferrum maeremiu{m} coop{er}turam plumbeam & plumbum n{ost}ra d{i}c{t}e nup{er} domus dudum

58 fratrum p{re}dicator{um} London seu de in vel sup{er} eccl{es}ia Claustro dormitorio fratrio(?) Capella & Cancell{aria} & ceter{is} p{re}miss{is} aut

59 aliqua inde p{ar}cell{a} d{i}c{t}e nup{er} domus dudum fr{atru}m p{re}dicator{um} London existen{tia} Necnon om{n}ia & singula mesuagia domos

60 edificia solaria cellaria Curtilagia gardinos vacua funda introitus vias portus [sic?] pontes stathes [sic?] aque conductus & lib{er}tates

61 aque conductus easiamenta com{m}oditates p{ro}ficua & hereditamenta n{ost}ra quecumq{ue} cuiuscumq{ue} sint gen{er}is nature vel speciei

62 seu quibuscumq{ue} no{m}i{n}ib{us} sciant{ur} censeant{ur} vel cognoscant{ur} scitua{a} iacen{tia} & existen{tia} infra Scitum circuitum Septum ambitum &

63 p{ro}cinctum d{i}c{t}e nup{er} domus dudum fr{atru}m p{re}dicator{um} London Aceciam om{n}ia & singula redditus reuenc{i}o{n}es ac cet{er}a annualia

64 p{ro}ficua quecumq{ue} sup{er} quibuscumq{ue} dimissionib{us} & concessionib{us} p{re}missor{um} aut alicuius inde p{ar}cell{e} fact{is} [+&?] reseruat{is} Damus

65 enim [sic for 'eciam/?] et p{er} p{re}sentis concedim{us} p{re}fato Thome Cawerden Militi om{n}ia & singula p{re}dict{a} Scitum mesuagia t{er}ras ten{ementa} gardina

66 redditus reuersiones s{er}uicia ac cet{er}a om{n}ia & singula p{re}missa sup{er}ius p{er} nos vt p{re}fertur p{re}concess{a} & quamlibet inde p{ar}cellam

67 adeo plene libere & integre ac in tam amplis modo & forma p{ro}ut vltimus nup{er} prior seu gardianus & nup{er} confr{at}res p{re}dicatores

68 in iure nup{er} domus fr{atru}m p{re}dicator{um} aut aliquos vel aliqui p{re}decessor{um} suor{um} aliquo tempore ante supp{re}ssionem sursumreddit{ionem}

69 & dissoluc{ionem} eiusdem nup{er} domus ffr{atru}m p{re}dicator{um} vel anteq{ua}m nup{er} domus illa ad manus n{ost}ras seu ad manus p{at}ris n{ost}ri

70 deuenerunt p{re}dict{um} Scitum septum circuitum ambitum & p{ro}cinctum messuagia ten{ementa} ac cet{er}a om{n}ia & singula p{re}missa vel

71 aliquam inde parcell{am} antehac h{ab}entes possidentes seu seisiti inde existen{tes} eadem aut aliquam inde parcell{am} vnq{ua}m h{ab}uerunt

72 tenuerunt vel gauisi fuerunt h{ab}uit tenuit vel gauisus fuit seu h{ab}ere tenere vel gaudere debuerunt vel debuit Et adeo

73 plene lib{er}e & integre ac in tam amplis modo & forma p{ro}ut ea om{n}ia & singula ad manus n{ost}ras vel ad manus p{at}ris n{ost}ri r{aci}one

74 vel p{re}textu alicuius carte doni concessionis confirmac{i}o{n}is siue sursumreddic{i}o{n}is p{er} d{i}c{tu}m nup{er} Priorem seu gardianu{m} & ffr{atr}es

75 p{re}dicatores sub sigillo suo coventuali nob{is} inde confect{i} aut r{aci}one vel p{re}textu alicuius actus parlamenti aut actuu{m}

76 parlamentor{um} aut alit{er} quocumq{ue} modo iure seu titulo deuenerunt seu deuenire debuerunt ac in manib{us} n{ost}ris iam existent seu

77 existere debent vel deberent Quequidem Scitus messuagia t{er}ras ten{ementa} & cet{er}a hereditament{a} p{re}dict{a} modo extendunt ad clarum

78 annuu{m} valorem nouemdecem librar{um} H{ab}end{um} tenend{um} & gaudend{um} p{re}dict{a} Scitum Septum circuitum ambitum & p{ro}cinctum d{i}c{t}e

79 nup{er} domus dudum fr{atru}m p{re}dicator{um} London ac p{re}dict{a} messuagia t{er}ras ten{ementa} domos edificia & cet{er}a om{n}ia & singula p{re}missa sup{er}ius

80 exp{re}ss{a} & specificat{a} in d{i}c{t}a Ciuitate n{ost}ra London & quodl{ibe}t inde p{ar}cell{am} cum eor{um} p{er}tin{entijs} vniu{er}sis p{re}fato Thome Cawerden hered{ibus} &

81 assign{atis} suis imp{er}p{etuu}m Tenens de nob{is} heredib{us} & successorib{us} n{ost}ris in lib{er}o Burgagio Ciuitatis n{ost}re London & non in Capite p{ro}

82 om{n}ib{us} redditib{us} s{er}uicijs exacc{i}o{n}ib{us} & demandis quibuscumq{ue} p{ro}inde nob{is} hered{ibus} vel successorib{us} n{ost}ris quoquomodo reddend{o} soluend{o}

83 vel faciend{o} Et vlt{er}ius volum{us} p{ro} considerac{i}o{n}e p{re}dict{a} ac ex c{er}ta sciencia & mero motu n{ost}ris ac de auisamento p{re}d{i}c{t}o p{er} p{re}sentes

84 concedim{us} p{ro} nob{is} heredib{us} & successorib{us} n{ost}ris p{re}fato Thome Cawerden hered{ibus} & assign{atis} suis q{uo}d idem Thomas heredes &

85 assign{ati} sui h{ab}ebunt tenebunt & gaudebunt ac h{ab}ere tenere & gaudere possint & valeant infra p{re}dict{a} Scitum messuagiu{m} [sic?] ten{ementa}

86 ac cet{er}a p{re}missa & infra quamlibet inde p{ar}cell{am} tot talia tanta eadem huiusmodi consimilia iura iurisdicc{i}o{n}es lib{er}tates exempc{i}o{n}es

87 immunitates franchises & priuilegia quecumq{ue} quot qualia quanta & que aliquis Prior siue Gardianus & ffr{atr}es d{i}c{t}i [sic?] nup{er} domus

88 dudum fr{atru}m p{re}dicator{um} aut aliquis vel aliqui p{re}decessor{um} suor{um} in iure nup{er} domus illius aut aliquis alius vel aliqui alij

89 vnq{ua}m h{ab}uerunt tenuerunt vel gauisi fuerunt h{ab}uit tenuit vel gauisus fuit seu h{ab}ere tenere vel gaudere debuerunt vel debuit

90 in p{re}dict{is} nup{er} Scitu messuagijs t{er}ris ten{ementis} ac cet{er}is p{re}missis aut aliqua inde p{ar}cell{a} r{aci}one vel p{re}textu alicuius doni carte

91 concessionis confirmac{i}o{n}is aut aliquar{um} l{itte}rar{um} paten{tium} p{er} nos vel p{er} aliquem p{ro}genitor{um} n{ost}ror{um} Regum Angl{ie} antehac fact{orum} vel

92 concess{orum} seu confirmat{orum} aut r{aci}one vel p{re}textu alicuius p{re}script{i}o{n}is vsus seu consuetudinis antehac h{ab}it{i} seu vsitat{i} vel alit{er}

93 quocumq{ue} modo Dam{us} eciam p{ro} considerac{i}o{n}e p{re}dict{a} ac ex c{er}ta sciencia & mero motu n{ost}ris & de auisamento p{re}d{i}c{t}o p{er} p{re}sentes

94 concedim{us} p{re}fato Thome Cawerden Militi om{n}ia exitus redditus reuenc{i}o{n}es ac cet{er}a p{ro}ficua quecumq{ue} p{re}dict{orum} Scitus messuag{i}orum

[m. 33]

l t{er}rar{um} ten{ementorum} & cet{er}or{um} om{n}i{um} & singulor{um} p{re}missor{um} a festo s{an}c{t}i Mich{ael}is Arch{angel}i vltimo p{re}t{er}ito hucusq{ue} p{ro}uenien{tia} siue crescen{tia} h{ab}end{um} eidem Thome

2 Cawerden ex dono n{ost}ro absq{ue} compoto seu aliquo alio p{ro}inde nob{is} heredib{us} & successorib{us} n{ost}ris quoquomodo reddend{o} soluend{o} vel faciend{o}

3 volum{us} eciam p{ro} considerac{i}o{ne} p{re}dict{a} ac ex c{er}ta sciencia & mero motu n{ost}ris p{er} p{re}sentis concedim{us} p{re}fato Thome Cawerden q{uo}d h{ab}eat & h{ab}ebit

4 has l{itte}ras n{ost}ras patentes sub magno sigillo n{ost}ro Anglie debito modo fact{as} & sigillat{as} absq{ue} fine seu feod{o} magno vel parua nob{is} in

5 Hanap{er}io n{ost}ro vel alibi ad vsum n{ost}r{u}m quoquomodo reddend{o} soluend{o} vel faciend{o} Eo q{uo}d exp{re}ssa mencio &c In cuius rei &c T{este} R{ege}

6 apud West{monasteriu}m duodecimo die Marcij