



The following document is part of a Dulwich Society project to digitise, transcribe and translate the Dulwich Manorial Court Rolls. They begin in 1333 and continue, with some breaks, to 1903.

For more details of the original court rolls and other documents please go to <https://www.dulwichsociety.com/courtrolls/>

Text in **red**, apart from modern notes by the transcriber, indicates text missing from, or entirely illegible in, the original Roll.

Text in various shades of **grey** indicates text which, in the original Roll, is to a greater or lesser extent difficult to decipher.

Text in **green** indicates letters missed out of the original text, usually in commonly found abbreviations.

Otherwise, all contemporaneous text is in **black**, except for presumed later additions which are indicated in **brown** or **blue**.

Roll V15

[This Roll was previously named h26, and is a continuation of Roll V14 [previously h25].]

Roll V15 [previously h26] (front)

h 2 6

Still 6 November 1877

“and provided and the same Deed bears a Stamp of Six pounds and is in the
“words and figures following (that is to say) “This Indenture made the third day
“of October one thousand eight hundred and seventy seven Between The Reverend George
“Martin Bullock of the Vicarage Chalfont S^t Peter in the County of Bucks Clerk in
“Holy Orders and Arthur Jackson of Billiter Square in the City of London Esquire
“Sole Executors and Trustees for sale of the last Will and Testament of Thomas Wright
“deceased (hereinafter called the Vendors) of the one part and Louisa Taylor the cc
“younger and Fisa Jane Taylor both of Grove House College Road Dulwich in the
“County of Surrey Spinster (hereinafter sometimes called the purchasers) of the other
“part Whereas at a Special Court Baron held for the Manor of Dulwich in the cc
“County of Surrey on the twenty eighth day of January one thousand eight hundred
“and twenty the said Thomas Wright then an Infant of twenty years by Elizabeth
“Dennis Denyer Spinster his Guardian was admitted Tenant according to the Custom
“of that Manor to (inter alia) the hereditaments and premises hereinafter particularly
“described and intended to be hereby bargained and sold To hold the same unto the
“said Thomas Wright his heirs and assigns by the rod at the Will of the Lord
“according to the custom of the said Manor by the yearly rent of two shillings
“and six pence heriots suit of Court Customs and other services due and of right

* These recitals are demonstrably untrue. On 9 February 1805 and 21 June 1810 Ann Wright (later Ann Willes) surrendered both her copyholds to the uses declared in her last Will, which left them (subject to a life interest for her husband John Willes, died 1819) to Thomas Trice, whose admission to them (as Thomas Wright) was, as here recited, recorded on 28 January 1820.

“accustomed . And whereas by Indentures of Lease and Release the latter bearing
“date the second day of October one thousand eight hundred and twenty two and
“made between James Trice (father of the said Thomas Wright) of the first part
“the said Thomas Wright (formerly Thomas Trice) of the second part and John
“Druce of the third part After writing that the said Thomas Trice was entitled cc
“under certain Articles of Agreement therein mentioned and the Will of one Anne
“Willes deceased to the beneficial Estate or Interest in the Premises hereinafter
“mentioned but no Conveyance Surrender or Assurance had ever been made of
“the same Premises to him* and the legal Estate in the same had become cc
“vested in the heir at law* of the said Ann Willes And reciting that the said
“James Trice was the first Cousin and sole heir at Common Law and according
“to the custom of the Manor of Dulwich aforesaid of her the said Anne Willes
“and as such became seized of or entitled to the legal Estate of and in the said
“Copyhold Hereditaments intended to be hereby assured but in trust as in the now
“reciting Indenture mentioned It was witnessed that in consideration of the Premises”
“the said James Trice did thereby for himself his heirs executors and administrators cc
“covenant promise and agree with and to the said Thomas Wright and his heirs that
“he the said James Trice or his heirs should and would at any time or times cc
“thereafter at the request of the said Thomas Wright and his heirs receive admission
“to and immediately thereafter well and effectually surrender or cause to be surrendered
“into the hands of the Lord or Lords for the time being of the Manor or respective
“Manors of which the same were respectively holden inter alia the Copyhold cc
“hereditaments intended to be hereby assured with their appurtenances To the use
“of the said Thomas Wright his heirs and assigns for ever according to the custom

“of the Manor of which the same were holden And whereas no such Surrender or
“Assurance has ever been made or executed of the said Copyhold hereditaments to the
“said Thomas Wright by the said James Trice in pursuance of the Covenants cc
“contained in the lastly recited Indenture And whereas the said James Trice died
“in or about the year one thousand eight hundred and twenty nine and the legal
“estate of and in the said Copyhold hereditaments upon his decease descended upon
“and became vested in his heir at law And whereas at the time of the decease of
“the said James Trice the said Thomas Wright was the only Child and sole heir
“at Common Law and according to the custom of the Manor of Dulwich aforesaid
“of him the said James Trice and as such* became seized of or entitled to the ---
“legal Estate of and in the Copyhold hereditaments hereinafter assured or expressed so
“to be And whereas the said Thomas Wright by his Will dated the fourteenth cc
“day of December one thousand eight hundred and seventy six after appointing his
“Son in law the said George Martin Bullock and Arthur Jackson Executors and cc
“Trustees of his said Will and after devising to them all his real Estate (except cc
“Copyhold) Upon trust for sale at such times and in such manner in every cc
“respect as they in their uncontrolled discretion should judge expedient directed his
“said Trustees in like manner to sell all his Copyhold Estates to which he should
“be beneficially entitled at his death and out of the moneys to arise from such cc
“conversion and sales to pay his debts funeral and testamentary expences and legacies
“and then to hold the same moneys upon the trusts thereafter declared And the
“said Testator declared the provisions thereinbefore contained for the benefit of his
“Widow should be in lieu of dower And whereas by an Indenture of Lease dated
“the twenty seventh day of March one thousand eight hundred and seventy seven

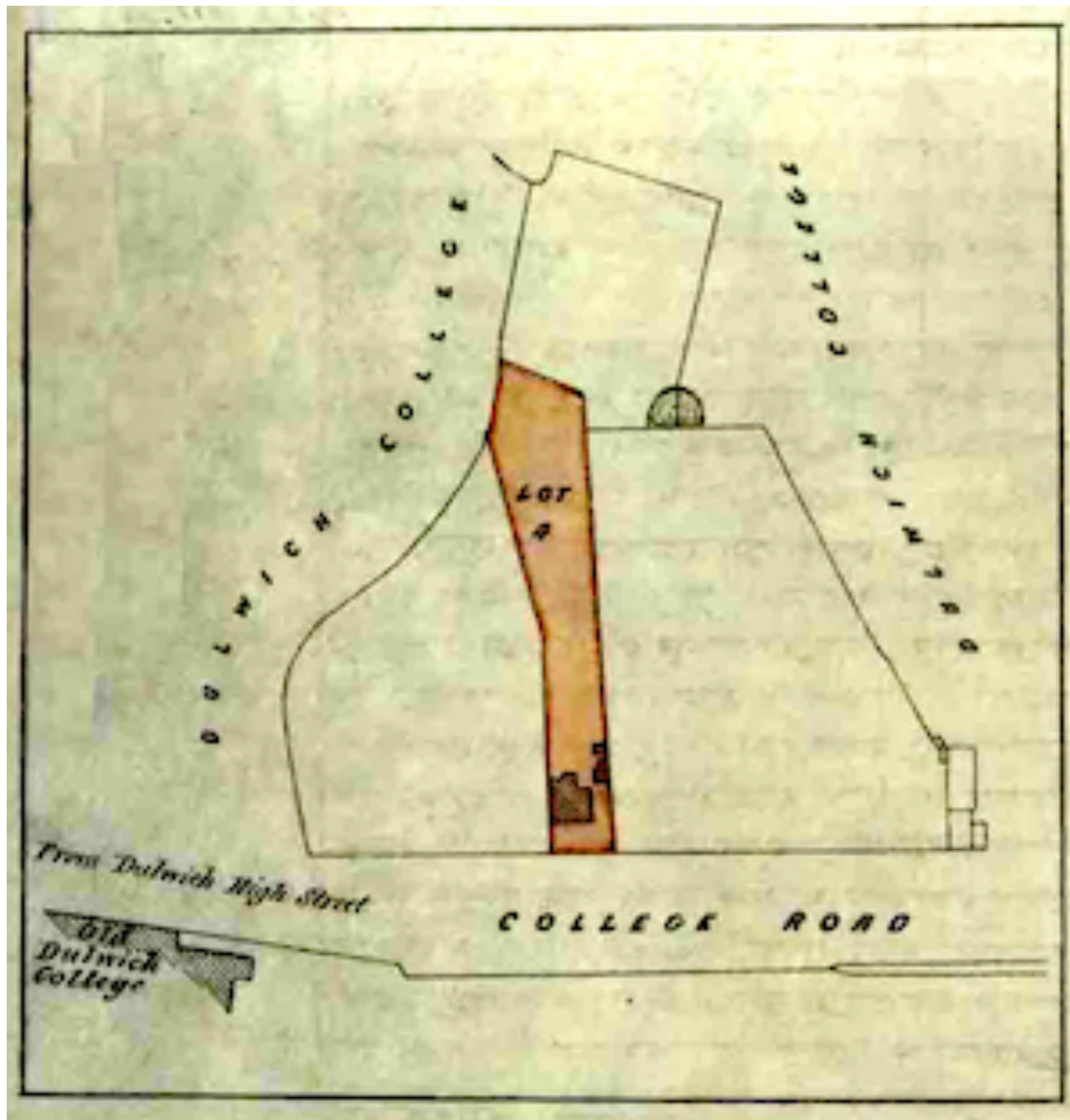
* Not true – see above.

“and made between the said Thomas Wright of the one part and Joseph Harris
“of the other part for the considerations therein mentioned the said Thomas cc
“Wright did demise and lease unto the said Joseph Harris his executors administrators
“and assigns All that Messuage or Tenement with the outhouses offices yards gardens
“land and Premises hereinafter more particularly described for the term of fourteen
“years from the twenty fourth day of June one thousand eight hundred and seventy
“seven at the yearly rent and under and subject to the covenants conditions and
“agreements therein on the Lessees part reserved and contained And whereas the cc
“said Thomas Wright departed this life on the twenty fifth day of April one cc
“thousand eight hundred and seventy seven without having altered or revoked his
“said Will as hereinbefore recited and Probate of the same (with a Codicil thereto
“which did not affect the Premises intended to be hereby bargained and sold) was
“on the ninth day of May one thousand eight hundred and seventy seven granted
“by the Principal Registry of the Probate Division of Her Majesty’s High Court of
“Justice to the Eexecutors in the said Will named And whereas the said Vendors
“in pursuance of the power for that purpose contained in the hereinbefore recited
“Will of the said Thomas Wright deceased and of all other powers them thereunto
“enabling put up for Sale by Public Auction at the Mart Tokenhouse Yard London
“on the thirtieth day of July one thousand eight hundred and seventy seven inter alia

End of V15 [previously h26] (front). V15 [previously h26] (back) follows below.]

“the hereditaments and premises hereinafter more particularly described and at such
“Sale the purchasers were declared the highest bidders for and purchasers of the said
“hereditaments and premises for the sum of One thousand two hundred pounds and the
“purchasers thereupon paid to the Auctioneer a deposit of One hundred and twenty
“pounds and the said purchasers are desirous of completing their Contract of having
“the said hereditaments and Premises conveyed and assured to them free from ccc cc
“incumbrances in manner hereinafter more particularly mentioned Now this
“Indenture witnesseth that in pursuance of the said Contract and in consideration
“of the sum of One thousand and eighty pounds paid by the said purchasers in
“equal shares to the vendors on or before the execution hereof which with the
“sum of One hundred and twenty pounds so paid as a deposit as aforesaid make
“up the whole purchase money of One thousand two hundred pounds as aforesaid
“the receipt of which said sums of One thousand and eighty pounds and One hundred
“and twenty pounds the vendors do hereby acknowledge and of and from the same
“and every part thereof do hereby acquit release and discharge the purchasers their heirs
“and assigns by these presents They the Vendors in exercise of the direction and power
“for this purpose in them as such Trustees as aforesaid reposed by the said in part
“recited Will of the said Thomas Wright deceased as aforesaid and by virtue of all
“other powers and authority if any in anywise enabling them in this behalf Do and
“each of them Doth according to their respective estates and interests in the Premises

“but not further or otherwise hereby bargain and sell unto the Purchasers and their



“heirs All that Copyhold piece or parcel of
“ground with the Messuage or Tenement cc
“Outhouses offices yards garden and Premises
“thereunto belonging situate and being in the
“Village of Dulwich in the Parish of S^t Giles
“Camberwell in the County of Surrey formerly
“in the occupation of M^r Denning and then or
“late of Richard Nicholson and now of the
“said Joseph Harris or his Undertenants and
“which said Premises are now known as cc
““Grove House” and are more particularly
“delineated and described in the plan drawn
“in the margin of these presents and therein
“colored Brown and are part and parcel of
“certain Premises to which the said Thomas
“Wright deceased by his Guardian was cc
“admitted tenant as aforesaid at a Special
“Court Baron of the said Manor of Dulwich
“held on the twenty eighth day of January
“one thousand eight hundred and twenty by
“the description of “All those five Copyhold
“Messuages or Tenements with the gardens

“yards coachhouses stables and appurtenances thereunto belonging And also all those

“two fields pieces or parcels of Meadow or Pasture land lying behind the said cc
“messuages or tenements or some of them and which contain by estimation two acres
“be the same more or less situate in Dulwich aforesaid which said Messuages were
“formerly in the occupation of William Johnson William Oxlade Widow Payne and
“Richard Pearman and are now of Adolphus Kent William Henry Nelson. James
“Percy George Long and Joseph Bedell and the said land upon part of which a cc
“Coachhouse and Stables are built is now in the occupation of Benjamin Bond
“Esquire And also all that new erected brick messuage or Tenement Coachhouse stable
“and garden thereunto belonging now in the occupation of Mary Newberry And cc
“also all that other brick and timber messuage or tenement piece or parcel of land
“and gardens thereunto belonging And all and singular the buildings thereon erected
“and built now in the occupation of Matthew Robinson Esquire And also all that
“Cottage and Garden thereunto belonging now in the occupation of Thomas Berry All
“which last mentioned Premises contain one acre and fourteen perches more or less^{and are}
“also situate lying and being at Dulwich aforesaid And also all that other new erected
“brick messuage or tenement together with the Coach house stable and garden with the
“appurtenances now in the occupation of William Smith and which garden is enclosed
“with a paling and adjoins to the said other new erected messuage now in the cc
“occupation of Widow Newberry To all which Premises the said Anne Willes formerly
“Anne Wright was admitted at a General Court Baron held for this Manor on the cc
“twenty seventh day of April one thousand seven hundred and eighty one” Together
“with all ways watercourses rights easements and appurtenances thereto belonging or

“usually held or enjoyed therewith and all the estate right title interest benefit claim
“and demand whatsoever both at law and in equity of the said Vendors as such
“Trustees as aforesaid therein and thereto To have and to hold the said piece or parcel
“of ground messuage or tenement and Premises with their appurtenances as to one
“undivided moiety or equal half part or share thereof unto and to the use of the said
“Louisa Taylor her heirs and assigns for ever And as the other undivided moiety or
“equal half part or share thereof unto and to the use of the said Fisa Jane Taylor
“her heirs and assigns for ever at the Will of the Lord and according to the custom of
“the said Manor and under and subject (with the other hereditaments affected thereby)
“to the^{said} rent of two shillings and six pence and to the suits customs and services of right
“due and accustomed to be paid and performed in respect of the same hereditaments according
“to the custom of the said Manor and subject to the hereinbefore recited Indenture of cc
“Lease of the twenty seventh day of March one thousand eight hundred and seventy seven
“and the covenants provisoes and agreements therein contained so far as they are binding on
“the Lessor his heirs executors or administrators but with the full benefit and advantage of
“the rent and lessees covenants thereby reserved and contained And the Vendors as such Trustees
“as aforesaid for themselves severally and respectively and for their several and respective heirs
“executors and administrators and not the one for the other of them but each for himself only
“and for his own acts deeds and defaults do and each of them doth covenant promise and cc

[End of Roll V15 [previously h26]. Continued on Roll V16 [previously h27].]