

1074/N						
Catalogue number	Date	Title	People Concerned	Description	Price	Other Comments
1074/N				Miscellaneous Deeds		
1074/N/1	23 & 24 Aug 1786	Mortgage by Lease & Release	1. George Sanders, Bristol, Innholder. 2. John Gadd, Bristol, Maltster & Brewer. 3. Jane Bird, Bristol, Widow.	Messuage or tenement called The Lamb & Lark. Garden, orchard, bowling green & close of pasture ground adjoining, 4 acres, late in the occupation of Mary Crew, widow, reciting that on 23/24 July George Sanders had bought it from 1. Richard Harris of Keynsham, Barber. 2. John Roach, Carpenter, Bristol. George Sanders borrowing from Jane Bird.	£200	Original 2 items
1074/N/2	5 Jun 1796	Will & Probate		Of Thomas porter of Compton Dando, Yeoman. He left everything to his wife except the following which he left to his 4 daughters. Inn or Dwelling House called The Kings Arms Inn in the occupation of Richard Dowdle, with gardens, stables, outhouses & appurtenances belonging, to his daughter Mary, wife of William Sherborne of Queen Charlton, for her natural life, after that to his friends Rev John Jones of Keynsham & Harry Butcher [Boucher], Keynsham, Glazier, as Trustees, then to her lawful children. All those closes of pasture land called Stubbs Mead, 4a, Long Rag, 2a, Livery Mead, 3a in parish of Keynsham to his daughter Sarah, then the trustees, then her children. Dwelling house in Keynsham in occupation of John Lockyer called Cale Fonds & 4 pieces of land called Cale Buildings, 8a, now in the occupation of William Willes, victualler, Keynsham, 3a of land part of Hams in tenure of Richard Dowdle to his daughter Ann etc.		Original

				Dwelling house & premises adjoining churchyard at Keynsham with the garden called Deep Shord in the tenure of Mr Woodman, 2a arable, called Hickmans & 3 pieces of pasture land in Broadmead, 1 ½ acres in tenure of John Trull & also other ½ part of lands in Hams, 3a in tenure of Richard Dowdle. Probate proved 14 th January 1797.		
1074/N/3/1	5 & 6 Jun 1822	Lease & Release	<ol style="list-style-type: none"> 1. James Harris, Gent, Keynsham. 2. James Harris & Michael Shum, Bath, Gent. 3. William Harris, London, Cooper. 4. Peter Edward Morris, Bristol, Draper & Joseph Brodrib Sherring, Bristol, Gent. 5. Henry Bardine, Keynsham, Gent & his wife Elizabeth. 6. John Wood of Keynsham & Hester his wife. 7. Michael Shum & Mary his wife. 8. George Frederick Shum, Bath, Gent & Rachael his wife. 9. Elizabeth Harris, Keynsham, spinster. 10 Ann Harris, Keynsham, spinster. 	<p>All those 3 Messuages or tenements or dwelling houses in the parish of Keynsham bounded on the north by 2 messuages or tenements formerly belonging to John Durbin but now of George Barton, & on the east, west & south side by the streets & lanes of Keynsham, containing 11 perches.</p> <p>Land being sold to Trustees under the Bristol Turnpike Act, for road improvements.</p>	<p>9 shares worth £15 11s 1d each Total £139 19s 9d</p>	Original 2 items

			<p>11. Richard Pace, Gent, Keynsham.</p> <p>12 Edward Rolle Clayfield, Edward Long Fox, Henry Brown & Henry Ricketts Esqs, Brislington.</p>			
1074/N/3/2	24 Jul 1832	Marriage Settlement	<p>1. Eliza Wood, Keynsham, spinster.</p> <p>2. Isaac Budgett, Winterbourne, Glos, Grocer.</p> <p>3. Henry Bridges Smith, Bristol, Gent.</p> <p>4. James Webb, Castle Precinct, Bristol, Druggist, William Phillips, Easton, Glos, Schoolmaster, & John Lintorn Simmons, Keynsham, Gent.</p>	<p>Between Isaac Budgett & Eliza Wood. Whereas John Wood late of Keynsham, deceased, by his last will bequeathed to Henry Bridges Smith all that messuage or dwelling house in which he resided with garden belonging & ¼ acre land, late Durbin's in Broadmead, Keynsham & ¾ acre late Durbin's in Keynsham Hams, in trust for his wife Hester during her life & then to his daughter Eliza. And whereas Eliza Wood is possessed of a moiety on the life of DT Hawthorne Esq in the sum of £400 & is also possessed of a moiety of 3 dwelling houses being 4,5 & 6 Union Rd, in St Philip & Jacobs. Also possessed of £400 now in the hands of Isaac Budgett. There is a bond for the same with 4, giving them property in Winterbourne as security to the trustees.</p> <p>The marriage is agreed & shortly to be had. The trustees (4.) to look after the money.</p> <p>Endorsed 27 June 1868 – Isaac Budgett died 8 Sep 1867 – no children. Transfer of Trusteeship to Eliza.</p> <p>Endorsed Memorandum 12 Aug 1869.</p> <p>1. Eliza Budgett. 2. James Ollis & Mary Ann his wife. 3. George Frederick Fox. All that Messuage or tenement & garden in the parish of Keynsham, in the occupation of Isaac Simmons as tenant, bounded on east by highroad Bristol</p>		Original

				to Bath, on west partly by an orchard belonging to Henry Wood & partly by garden of Elizabeth Watson, on the south by premises of Elizabeth Watson & on the north by house & garden belonging to P Cantle. Memorandum indenture 6 Oct 1880 between 1. Edward Wood, Bristol, Yeoman. 2. Alfred Wood, Keynsham, farmer. Purchase of ¾ acre late Durbin's in Keynsham Ham.		
1074/N/3/3	9 Oct 1868	Conveyance	1. John Michael Shum, Bath, Esq & George Frederick Fox. Keynsham, solicitor. 2. George Palmer Hutchins, Esq, Keynsham. 3. John Sanderson Thomas, Bristol, Esq & Lewis Fry, Bristol, Gent. 4. Eliza Budgett, Widow, Winterbourne.	Eliza Budgett tales over control from the Trustees. Ref 1074/N/3/2		Original
1074/N/4/1	9 Nov 1835	Assignment of Mortgage for a term of 1000 years.	1. Mary Ann Cornish, Bristol, widow & John William Cornish, Bristol, Gent, executors of the will of John Cornish, Bristol, Gent, deceased. 2. James Sage of the parish of St Michael, Bristol, Milkman. 3. Joseph Langley, Bristol, Gent.	2 Messuages or dwelling houses adjoining together situate on the west side & adjoining Lamb Inn, Keynsham, in the occupations of Miss Sillton & Mr Hodges. Reciting mortgage dated 21 Sep 1831 made between James Sage & John Cornish. John Cornish lent £45 to James Sage. Default was made on the £45 & interest so James Cornish then owned it absolute by law. John Cornish died 7 July 1835. Will made 9 June 1834 appointing Mary Ann Cornish, George Strickland, John Charles Stuart & John William Cornish as executors. John Charles Stuart died 4 Nov 1835. James Sage now owes £47 11s to the executors. James Sage paid £47 11s to 1 &	£47 11s	Original

				transfers property to 3 for the remainder of 1000 years in trust for James Sage. Memorandum. 23 June 1842. Trustee Langley transfers to Thomas Isles' trustee James Pullin Hinton for the residue of 1000 years. Only applies to 1 Dwelling house in the occupation of Mr Hodges.		
1074/N/4/2	8 Sep 1840	Mortgage by lease & release	1. James Sage, Bristol, Milkman. 2. Thomas Isles, North Wick, Glos. Farmer.	Reciting indenture 10 July 1838 between 1 James Sage & 2 Thomas Isles for £80 of mortgage at 5% interest. James now owes £84 13s to Thomas. Thomas has since lent James a further £65 7s – total of £150. Thomas has lent James a further £100 – total now £250. James transfers the security of the mortgage to Thomas. This relates to the dwelling house & garden built by James Garner deceased, late in the occupation of Hodges, now Brown, bounded in front on the east by the turnpike road Bristol to bath, on north by premises granted to Thomas Isles, on the south by ----- & on the west by lane or way.	£250 5% interest	Original 1 item – lease missing
1074/N/5	6 Jun 1840	Apportionment of Rent Charge in lieu of Tithes in Parish of Keynsham		For full details see Tithe Map & Apportionments in Bath Record Office.		Copy
1074/N/6	1845	Abstract of Title		Abstract of Title ref Mortgage of John Morrish. Includes map of area. [Bath Hill East]		Original - copy of 1074/H/17
1074/N/7	14 Feb 1865	Will of Thomas Evans		Thomas Evans of Saltford, Farmer & Beer Seller. All his live & dead farming stock to be sold to pay his debts & redeem his mortgage on his house & land. To his wife he leaves the house & land for her natural life then to their children. Samuel Bruce & Henry Withers Executors.		Original

				Probate granted 12 Oct 1865. Estate under £300.		
1074/N/8	10 Apr 1917	Sale	1. Robert Edden Commans, Thames Ditton, Surrey, Engineer & John Edden Commans, Bath, Solicitor. 2. Philip Henry King, Sandringham Hotel, Brislington, Licensed Victualler.	Pieces or parcels of land or ground, Charlton Rd, Keynsham, part of waste grounds of Manor or Lordship of Keynsham, containing according to an Estate Terrier of 1820, 3r 28p, now in the occupation of WJ Belsten. [road verges]. See plan	£65	Original 2 items including plan
1074/N/9	1918	Indenture	1. Edward Harvey, Station Rd, Keynsham, retired builder. 2. Henry Mordan Guest, No6 The Avenue, Keynsham, Cattle Salesman.	Piece or parcel of land part of close called Pool Barton, No92 of the Tithe Map & Messuage or dwelling house known as 8 The Avenue, occupied by WJ Lane as tenant & piece or parcel of land also part of close called Pool Barton bounded on west by 8 The Avenue & also Pool Barton Lane & GWR now in the occupation of Charles R Harvey as tenant. Schedule of indentures relating to said property from 1872 to 1917. [Never signed, probably never happened]		Original incomplete document