

TRANSCRIPT OF CONVEYANCE

Dated 6th January 1908, Mrs Emma Wilson and others to Mrs M O Wingfield and Mr J T Wingfield, Conveyance of freehold estate called The Old Manor House, Badsey

This Indenture, made the 6th day of January 1908 between Emma Wilson of Badsey in the county of Worcester, widow, Henry Byrd of Badsey aforesaid, gentleman, and Charles Arthur Binyon of Badsey aforesaid, market gardener, of the first part; Mary Henrietta Garrard of Harvington in the said county of Worcester, spinster, of the second part, and Matilda Osborne Wingfield of No 125 Osbaldeston Road, Stamford Hill in the county of Middlesex, widow, and John Tutin Wingfield of the same place, Esquire, of the third part.

Whereas Edward Wilson, late of Badsey aforesaid on the 11th day of January 1888, being at such date seized for an estate of inheritance in fee simple in possession in the messuage, hereditaments and premises hereinafter described by Indenture of mortgage of that date and made between the said Edward Wilson of the one part and the above named Mary Henrietta Garrard of the other part conveyed the said messuage hereditaments and premises unto and to the use of the said Mary Henrietta Garrard in fee simple subject to a proviso for the redemption of the said hereditaments on payment by the said Edward Wilson to the said Mary Henrietta Garrard of the sum of £144 with interest thereon on a day new past

And whereas by five several Indentures dated respectively 1st March 1889, 6th June 1893, 20th June 1894, 20th July 1895 and 6th December 1896 the hereditaments comprised in the said Indenture of mortgage dated 11th January 1888 were charged with the payment to the said Mary Henrietta Garrard of the further sums of £41, £35, £45, £50 and £50 making together with the said principal sum of £144 due under the said Indenture of mortgage the sum of £365 and interest thereon respectively

And whereas the said Edward Wilson duly made his will dated the 9th day of November 1903 and thereby appointed his wife the said Emma Wilson and the said Henry Byrd to be the Executor Executrix and Trustees of his said will and devised and bequeathed all his real and personal estate to his said Trustees upon trust that his said Trustees should sell call in and convert into money the same or such part thereof as should not consist of money and should with and out of the moneys produced by such sale calling in and conversion and with and out of his ready money pay his funeral and testamentary expenses and debts and invest the residue as in the said will is more particularly mentioned

And whereas by a codicil to his said will dated the 16th day of December 1903 the said Edward Wilson appointed one John Poole to be additional Trustee and Executor of his said will

And whereas by a further codicil to his said will dated the 3rd day of November 1904 the said Edward Wilson after reciting the said codicil dated the 16th day of December 1903 and that the said John Poole had then lately died the said Testator appointed the said Charles Arthur Binyon and one Edward Hughes of Norton and Lenchwick in the county of Worcester builder to be two of the Trustees and Executors of the said will in place of the said John Poole and in addition to the said Emma Wilson and Henry Byrd and the said Testator declared that his said will should be construed and take effect as if the names of the said Charles Arthur Binyon and Edward Hughes were inserted in his said will instead of the name of the said John Poole and in all other respects the said Testator confirmed his said will

And whereas the said Testator died on the 23rd day of September 1907 without having revoked or allowed his said will which was with the said two codicils on the 13th day of November 1907 duly proved in the Probate Registry at Worcester of the High Court of Justice by the said Emma Wilson, Henry Byrd and Charles Arthur Binyon, the said Arthur Hughes having duly renounced probate thereof

And whereas in exercise of the trust for that purpose contained in the said will the said Emma Wilson, Henry Byrd and Charles Arthur Binyon have agreed to sell the said messuage hereditaments

and premises hereinafter described to the said Matilda Osborne Wingfield and John Tutin Wingfield at the price of £880

And whereas the sum of £365 remains owing to the security of the said Indentures of mortgage and further charges but all interest for the same has been paid up to the date of these presents

And whereas upon the treaty for the said purchase it was agreed that the said sum of £365 should be paid to the said Mary Henrietta Garrard out of the said purchase money

Now this Indenture witnesseth that in consideration of the sum of £365 to the said Mary Henrietta Garrard now paid by the said Matilda Osborne Wingfield and John Tutin Wingfield out of moneys belonging to them on a joint account by the direction of the said Emma Wilson, Henry Byrd and Charles Arthur Binyon (the receipt whereby the said Mary Henrietta Garrard hereby acknowledges) and in consideration also of the sum of £515 to the said Emma Wilson, Henry Byrd and Charles Arthur Binyon now paid by the said Matilda Osborne Wingfield and John Tutin Wingfield out of moneys belonging to them on a joint account (the payment and receipt in manner aforesaid of which said sums of £365 and £515 making together the sum of £880 the said Emma Wilson, Henry Byrd and Charles Arthur Binyon hereby especially acknowledge) the said Mary Henrietta Garrard as mortgagee by the direction of the said Emma Wilson, Henry Byrd and Charles Arthur Binyon hereby conveys and the said Emma Wilson, Henry Byrd and Charles Arthur Binyon as Trustees in exercise of the power for that purpose given to them by the said will of the said Edward Wilson as aforesaid and of all other powers if any them hereunto enabling hereby convey and confirm unto the said Matilda Osborne Wingfield and John Tutin Wingfield all that messuage or tenement dovehouse barns outbuildings and premises with the appurtenances formerly known by the name of "Cherry House" and now of the "Old Manor House" containing together by admeasurement 3 roods 11 perches more or less and also all that close or orchard adjoining to the said messuage called or known by the name of "the cherry orchard" containing by admeasurement 4 acres 15 perches more or less all situate in the parish of Badsey in the county of Worcester

To hold the same unto and to the use of the said Matilda Osborne Wingfield and John Tutin Wingfield in fee simple

In witnesseth whereof the parties to these presents have hereunto set their hands and seals the day and year first above written

Signed, sealed and delivered by the above-named Emma Wilson, Henry Byrd, Charles Arthur Binyon and Mary Henrietta Garrard

In the presence of G Ellis Garrard, Solicitor, Evesham