This Indenture made the Tenth day of Marche, in the yeare of our Lord god according to the Computation of the Churche of England one thousand six hundred and twelve and in the yeares of the reigne of our Sovereigne Lord James by the grace of god King of England, Scotland, ffraunce and Ireland defender of the faithe &c. that is to saie of England, ffraunce and Ireland the tenth, and of Scotland the six and fortith; Betweene Henry Walker Citizein and Minstrell of London of thone partie, And William Shakespeare of Stratford vpon Avon in the Countie of Warwick gentleman, William Johnson Citizein and Vintener of London, John Jackson and John Hemyng of London gentlemen of thother partie. **Witnesseth** that the said Henry Walker for and in consideracion of the somme of one hundred and fortie poundes of lawfull money of England to him in hande before thensealing hereof by the said William Shakespeare well and trulie paid, whereof and wherewith hee the said Henry Walker doth acknowledge himselfe fullie satisfied and contented and thereof and of every part and parcell thereof doth cleerlie acquite and discharge the said William Shakespeare his heires, executors, administrators and assignes and every of them by theis presentes hath bargayned and soulde and by theis presentes doth fullie cleerlie and absolutlie bargayne and sell vnto the said William Shakespeare, William Johnson, John Jackson, and John Hemyng their heires, and assignes forever All that dwelling house or Tenement with thappurtenaunces situate and being within the Precinct, Circuit and Compasse of the late Black ffryers London, sometymes in the tenure of James Gardyner Esquier, and since that in the tenure of John ffortescue gent and now or late being in the tenure or occupacion of one William Ireland or of his assignee or assignes; abutting vpon a streete leading downe to Puddle wharffe on the east part, right against the Kinges Maiesties Wardrobe; part of which said Tenement is erected over a great gate leading to a capitall mesuage which sometyme was in the tenure of William Blackwell Esquier deceased, and since that in the tenure or occupacion of the right Honourable Henry now Earle of Northumberland. And also all that plott of ground on the west side of the same Tenement which was lately inclosed with boordes on two sides thereof by Anne Bacon widow, so farre, and in such sorte as the same was inclosed by the said Anne Bacon, and not otherwise, and being on the third side inclosed with an olde brick wall; which said plott of ground was sometyme parcell and taken out of a great peece of voyde ground lately vsed for a garden; and also the soyle whereupon the said Tenement standeth; and also the said Brick wall and boordes which doe inclose the said plott of ground; with free entrie, accesse, ingresse, egresse and regresse in, by and through the said great gate and yarde there vnto the vsuall dore of the said Tenement; And also all and singuler cellors, sollers, romes, lightes, easiamentes, profittes, commodities and hereditamentes whatsoever to the said dwelling house or Tenement belonging or in any wise apperteyning; And the reversion and reversions whatsoever of all and singuler the premisses, and of every parcell thereof; And also all rentes and yearlie profittes whatsoever reserved, and from henceforth to growe due and payable vpon whatsoever lease, dimise or graunt leases, dimises, or grauntes made of the premisses, or of any parcell thereof; And also all thestate, right, title, interest, propertie, vse, possession, clayme, and demaund whatsoever which hee the said Henry Walker now hath, or of right may, might, should, or ought to have of, in or to the premisses, or any parcell thereof; And also all and every the deedes, evidences, Charters, escriptes, minimentes, and writinges whatsoever which hee the said Henry Walker now hath, or any other person or persons to his vse have or hath, or which hee may lawfullie come by, without suite in the lawe, which touch or concerne the premisses onlie, or onlie any part or parcell thereof; Togeather with the true copies of all such deedes, evidences and writinges as concerne the premisses (amongest other thinges) to bee written and taken out at the onlie costes and charges of the said William Shakespeare his heires, or assignes. **Which said** dwelling house or Tenement and other the premisses above by theis presentes mencioned to bee bargayned and soulde the said Henry Walker late purchased and hadd to him, his heires and assignes forever of Mathie Bacon of Graies Inne in the Countie of Midd gentleman by Indenture bearing date the fifteenth day of October, in the yeare of our Lord god one thousand six hundred and fower, and in the yeares of the reigne of our said Sovereigne Lord King James of his Realmes of England, ffraunce and Ireland the seconde, and of Scotland the eight and thirtith. **To have and to holde** the said dwelling house or Tenement, shopps, cellors, sollers, plott of ground and all and singuler other the premisses above by theis presentes mencioned to bee bargayned and soulde and every part and parcell thereof with thappurtenaunces vnto the said William Shakespeare, William Johnson, John Jackson and John Hemyng their heires, and assignes forever; To thonlie and proper vse and behoofe of the said William Shakespeare, William Johnson, John Jackson, and John Hemyng their heires and assignes forever. **And the said** Henry Walker for himselfe his heires, executors, administrators and assignes, and for every of them doth covenante promisse, and graunt to and with the said William Shakespeare his heires and assignes by theis presentes in forme following that is to saie; That hee the said Henry Walker his heires, executors, administrators, or assignes shall and will cleerlie acquite, exonerate and discharge or otherwise from tyme to tyme, and at all tymes hereafter well and sufficientlie save and keepe harmles the said William Shakespeare his heires and assignes, and every of them of, for, and concerning the bargayne and sale of the premisses, and the said bargayned premisses, and every part and parcell thereof with thappurtenaunces of and from all and all manner of former bargaynes, sales, guiftes, grauntes, leases, statutes, recognizaunces, joyntures, dowers, intailes, lymittacion and lymittacions of vse and vses, extentes, Judgmentes, execucions, Annuities, and of and from all & every other charges, titles and incumbraunces whatsoever willinglie and wilfullie had, made, committed, suffered, or donne by him the said Henry Walker, or any other vnder his authoritie or right before thensealing and deliverie of theis presentes; Except the rentes and services to the cheefe Lord or Lordes of the fee or fees of the premisses from henceforth, for or in respecte of his or their seigniorie or seigniories onlie to bee due and donne. **And further** the said Henry Walker for himselfe, his heires, executors, and administrators, and for every of them doth covenaunte, promisse and graunt to and with the saide William Shakespeare his heires and assignes by theis presentes, in forme following that is to saie; That for and notwithstanding any acte or thing donne by him the said Henry Walker to the contrarie, hee the said William Shakespeare his heires and assignes shall or lawfullie may peaceablie and quietlie have, holde, occupie, and enjoye the said dwelling house or Tenement, cellors, sollers, and all and singuler other the premisses above by theis presentes mencioned to bee bargayned and soulde, and every part and parcell thereof with thappurtenaunces, and the rentes, yssues and profittes thereof and of every part and parcell thereof to his and their owne vse receave, perceave, take and enjoye from henceforth, forever, without the lett, trouble, eviccion, or interrupcion of the said Henry Walker his heires, executors, or administrators, or any of them, or of or by any other person or persons which have or may before the date hereof pretende to have any lawfull estate, right, title, vse or interest in or to the premisses or any parcell thereof by, from, or vnder him the said Henry Walker. **And also** that the said Henry Walker and his heires and all and every other person and persons and their heires which have or that shall lawfullie and rightfullie have or clayme to have any lawfull and rightfull estate, right, title or interest in or to the premisses or any parcell thereof by, from, or vnder the said Henry Walker shall and will from tyme to tyme, and at all tymes from henceforth, for and during the space of three yeares now next ensuing, at or vpon the reasonable request and costes and charges in the lawe of the said William Shakespeare his heires and assignes doe make, knowledge, and suffer to bee donne, made and knowledged all and every such further lawfull and reasonable acte and actes, thing and thinges, devise and devises in the lawe whatsoever, for the conveying of the premisses, bee it by deed or deedes inrolled or not inrolled, or inrolment of the same deed or deedes, by fyne or fynes, recoverie or recoveries with voucher or vouchers, or otherwise with warrantie of the said Henry Walker and his heires against him the said Henry Walker and his heires onlie or otherwise, without warrantie, or by all or any the waies and meanes aforesaid, As by the said William Shakespeare his heires or assignes, or his, or their Councell learned in the lawe shalbee reasonablie devised or advised, for the further, better and more perfect assurance, suertie, suer making and conveying of all and singuler the premisses and every parcell thereof with thappurtenaunces, vnto the said William Shakespeare his heires and assignes forever to thuse and in forme aforesaid. **And further** that all and every fyne and fynes to bee levyed, recoveryes to bee suffered, estates and assurances at any tyme or tymes hereafter to bee had, made, executed or passed by or betweene the said parties of the premisses, or of any parcell thereof, shalbee and shalbee esteemed, adiudged, deemed and taken to bee to thonlie and proper vse and behoofe of the said William Shakespeare his heires and assignes forever, and to none other vse, intent or purpose. In **witnesse whereof** the said parties to theis Indentures interchaungeablie have sett their seales. Yeoven the day and yeares first above written.

Henry Walker

Sealed and delivered in the presence of
Thos. Atkinson, Robert Andrews Esq.
Edw. Overy
Henry Lawrence Servant to
the same &c.

ZC 22
(45)

10th Mar 10th Ed. 1610

Mar in Dorsis Clausis Cancellar ...
infrascript Dni Regis vicesimo
tertio die Aprilis Anno regni sui
Anglie undecimo ..

Per Ritum Bull.

walker
et
Shakespeare sub
[illegible]

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