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our present will in his present and in the present of every other with which the
same = *Wm. Heron 14 Carlisle Street Soho = Alexander M^r Nab 16th*
Foley Place Marylebone -

Proved at London 20th May 1842 before the Worshipful John Dombey a
Doctor of Laws and Surrogate by the oath of Thomas Kemp the up and the
sole Executor to whom Administration was granted having been first sworn
duly to administer.

John
Ripington.

22.

This is the last Will and Testament

of me John Ripington of George Street Dampstead Road in the parish of
Saint Pauls in the County of Middlesex But the first of which shall be paid and satisfied as soon as con-
veniently may be after my decease I give and bequeath unto my dear wife or
Elizabeth Ripington all my household furniture plate linen and raiment
books pictures and prints to and for her own absolute use and benefit I also do
give and bequeath unto my said wife the sum of one hundred pounds to be a-
paid to her immediately after my decease to and for her own absolute use and a-
benefit I give and bequeath unto James Gantley of 27 28 Little Marylebone
Street in the parish of Saint Marylebone in the County of Middlesex a
Builder and Thomas Roberts of Charles Street Dampstead Road in the parish
of Saint Pauls in the County of Middlesex Coal Merchant and both of them
their executors administrators and assigns all that my leasehold messuage or
tenement situate and being 27 28 George Street Dampstead Road aforesaid and
and in which I now reside and also all that my leasehold messuage or tenement
situate and being 27 28 Drummond Street Euston Square in the said parish of
Saint Pauls aforesaid and also all that my other leasehold messuage or a-
tenement situate and being 27 28 Market Street Fitzroy Market in the said a-
parish of Saint Pauls and also all that my other leasehold messuage or a-
tenement situate and being 27 Nelson Street formerly called Dorset Street
in the parish of Saint Edward the Martyr in the said County of Middlesex at
some time past in the tenure or occupation of Mr. William Burdett but now
of Mr.

Edwin as tenant thereof and also all that my
leasehold messuage or tenement and premises situate and being 27 10 a in
Dorington Street Dampstead Road in the said parish of Saint Pauls in
the County of Middlesex to hold all and singular the said several messuages
and premises with their and every of their respective appurtenances unto a-
the said James Gantley and Thomas Roberts their executors administrators
and assigns upon the trusts hereinafter declared in reference thereto and a-
subject to the rents and covenants under which I hold the same I also give
and bequeath unto the said James Gantley and Thomas Roberts their a-
executors administrators and assigns all my stock in the three pounds per centum
reduced bank annuities and which at the time of my decease shall or may be a-
standing in my name in the Books of the Governor and Company of the a-
Bank of England for entering transfers of the same stock and also all my a-
ready money securities for money debts due and owing to me at my decease
and all other my *personal estate* upon the several trusts hereinafter
declared (that is to say) upon trust with all convenient speed to obtain a-
satisfaction of all such securities and to collect and get in all such outstanding
debts and to convert all other my personal estate except my said Bank a-
annuities into ready money and after payment and satisfaction of the said
legacy so given to my said wife and satisfaction of all my just debts funeral
and testamentary expenses do and shall lay out and invest the Balance a-
of such ready money and other monies so herebefore mentioned in the a-
purchase of three pounds per centum reduced Bank annuities in the name
or name of the said James Gantley and Thomas Roberts and the a-

survivor of them and do and shall stand possessed thereof and of all other my a-
 stock in the same or any other funds and also the said several messuages and a-
 premises herebefore given and bequeathed unto them the said James Gantrey
 and Thomas Roberts in trust as aforesaid upon trust to receive and take the a-
 interest dividends rents issues and profits thereof when and as the same shall a-
 respectively from time to time become due and payable and thereout in the a-
 first place do and shall pay satisfy and discharge all and every the rents and
 other outgoings subject to which I sold all or any of the before mentioned a-
 premises and after payment and satisfaction thereof upon this further trust to a-
 pay the balance of all such interest dividends rents issues and profits unto and
 into the proper hands of my said wife for and during the term of her natural li-
 fe or otherwise permit and suffer a daughter and empower her to receive and a-
 take the same for her sole and absolute use and benefit and I do declare that a-
 the same interest dividends rents issues and profits shall be at the disposal of a-
 my said wife and free from the control debts or engagements of any future a-
 husband with whom she may intermarry and upon further trust that after
 the decease of my said wife they the said James Gantrey and Thomas a-
 Roberts and the survivor of them and the heirs and assigns of such survivor
 and the trustees or trustee of this my will for the time being do and shall a-
 receive and take all such interest dividends rents issues and profits to arise and
 be produced from and out of my said estate and stand possessed thereof in a-
 trust for and pay and apply the same for and towards the maintenance a-
 education and advancement in the world of my son John Shippington in a-
 such way and manner as to my said trustees and the trustees and trustee of a-
 this my will for the time being shall be deemed most beneficial and advanta-
 geous for my said son and it is my will and I do direct that they my said trustees
 or the trustees and trustee thereof for the time being do and shall and they are a-
 hereby authorized and empowered to sell out such a sum of my stock as may a-
 be required for putting my said son apprentice to any trade business or profession
 the amount to be realized by such sale and to be applied for the purpose a-
 aforesaid not exceeding the sum of one hundred pounds and I do declare that
 my said son John Shippington shall be entitled to a vested interest in all a-
 my said stocks funds estates and premises so soon as he shall attain his age a-
 of twenty one years and immediately thereupon I do direct that they my said
 trustees and the trustee and trustees of this my will for the time being do and a-
 shall transfer and assign all such stocks funds estates and premises unto my a-
 said son his executors administrators and assigns to and for his and their own
 and absolute use and benefit provided also that it shall be lawful to and for
 my said trustees and the trustees and trustee thereof for the time being from time a-
 to time as occasion shall require by indenture or indentures under his or their
 hand and seal or hands and seals to demise or grant all or any part of my said a-
 premises before given in trust as aforesaid to any person or persons for any term a-
 or number of years not exceeding twenty one years in possession and not in a-
 reversion or by way of future interest so as in every such lease there be a-
 reserved during the continuance thereof the most improved yearly rent or a-
 rents that can or may be reasonably had or gotten for the same without a-
 taking any fine premium or foregift for the making any such lease or leases
 respectively and so as in every such lease or leases there be contained a clause
 for security for nonpayment of the rent or rents to be thereby reserved and so as
 no part be disposable for waste by any express words in any such lease or a-
 and my will is and I hereby declare that in case the said James Gantrey and a-
 Thomas Roberts or either of them or any future trustee or trustees of the a-
 before mentioned trust premises shall die or be desirous of being discharged a-
 from the aforesaid trusts or shall go to reside beyond seas or become incapable
 to act therein before the same trusts shall have been fully executed and perform-
 ed then and in every such case and so often as the same shall happen it a-
 shall be lawful for my said trustees or the survivor of them his executors or a-

Proved

St Jedburgh

Ichn

Robertson.

70.