

James
Willis

This is the Last Will
 and Testament of me James Willis of the Chatter
 house Tavern in Saint James's Street in the City
 of Westminster and County of Middlesex Tavern keeper
 and Vintner I give and bequeath all that my
 Leasehold messuage or Tenement and premises called
 or known by the name of the Chatter house Tavern
 with its appurtenances situate and being in Saint
 James's Street aforesaid and which I now hold for
 a Term of four years or thereabouts and also all
 my Leasehold messuage or Tenement situate in King
 Street in the Parish of Saint James in the County
 of Middlesex aforesaid known by the name of Allmalt
 Rooms which I hold for a Term of twenty one
 year or thereabouts and all my Personal Estate
 and Effects whatsoever and whosoever unto Michael
 Willis of Wivaisbury in the County of Bedford
 and John Baxter of Pall Mall in the City of
 Westminster and County of Middlesex Vintner their
 Executors Adminors and Assigns for and during all
 such Estate Right Title and Interest as I shall have

Therein

Herein at my decease upon Trust in case my wife
Elizabeth Willis ^{and my son James Willis} shall chuse to carry on my said
Business of a Tavern keeper and Vintner jointly that
the said Michael Willis and John Baxter their Executors
Administrators and Assigns do and shall permit and
suffer my said wife and son James Willis to use &
and occupy the said Messuages or Tenements and
Leaschold Premises during so long a time of the
said Term of four and twenty one years as my
said wife ~~and son James Willis~~ shall
continue my Widow and shall chuse to carry on
Trade or Business ^{as before said} shall be so
Accounts appear to my Trustees to be a profitable one
and no longer and in such case upon Trust also
to permit and suffer my said wife and son James
Willis to have write and take so much of my
Stoff in Trade Monies and Effects as my said Trustees
shall from time to time think proper for the
continuing and carrying on the said Business of
a Tavern keeper and Vintner in the said Leaschold
Messuages or Tenements and Premises during so long a
time as they shall so as aforesaid carry on the
said Business and in case my said wife shall
depart this life or marry again or decline to
carry on the said Business during the said Term
then the said Michael Willis and John Baxter and
the Survivor of them and the Executors Administrators
and Assigns of such Survivor do and shall permit
and suffer my son James Willis and William
Willis jointly to have the use of my said
Leaschold Messuages or Tenements and Premises during
so long time of the said Term as they shall
live and chuse to carry on the said Business
provided the same shall appear to my Trustees
upon Settlement of Accounts to be a profitable one
otherwise that they shall put an end to and
determine the same and in such case upon Trust
also to permit and suffer my said son James
Willis and William Willis to have write and
take so much of my Stoff in Trade Monies and
Effects as my said Trustees shall from time to
time think proper and necessary to continue and
carry on the said Business in and upon the
said Leaschold Messuages or Tenements and Premises
during so long time as they shall ^{live and chuse to carry on the said Business}
live and chuse to carry on the said Business
provided on by my said wife and son any or
either of them my said wife or son so carrying
on the same shall come to a fair and full
Account with my said Trustees for the time
being in respect of such Business and all Receipts
Payments Disbursements Repairs Dealings and
Causations relating to the same twice in every

Year (that is to say) on the twenty fifth day of ^{the and the twenty fifth day of} September in every year and that upon every such Settlement of Accounts or within the space of one Calendar month afterwards the profits which upon the Balance of such Accounts shall appear to have arisen or been produced shall after the payment of the Rent and Taxes of my said Messuages and all Promises and all Servants Wages and other Expenses incident to the carrying on of the said Businesses during the time the same shall be carried on by my said wife and son James Willis jointly be paid applied and retained in manner hereafter mentioned (that is to say) three fourth parts thereof shall be paid from time to time by my said wife and son James Willis respectively unto the said Michael Willis and John Baxter their Executors Admors and Assigns and I do hereby declare and direct that the said Michael Willis and John Baxter do and shall stand possessed of and interested in such part of the said profits as shall from time to time be paid to them as aforesaid upon such and the same trusts and to and for such and the same intents and purposes as are herein after mentioned expressed and declared of and concerning the ultimate residue of my personal Estate

and the money to arise and be produced therefrom and as to the remaining fourth of the profits to arise and to be produced from such Businesses the same shall be in Trust for my said son James Willis during so long time of the said Term of four and twenty one years as he shall live and the said Businesses shall be carried on by my said wife jointly with my said son James Willis and my Will further is that in case the said fourth share of the said Businesses shall not produce to my said son James Willis the clear sum of one hundred Pounds yearly then that my said Trustes do increase the same to the amount of

of one hundred pounds out of the ultimate residue
of my personal estate so long as my said son
James Willis shall live and continue to carry on
the said Business jointly with my said Wife and
in case my said son James Willis shall depart
this life during such time that my said Business
shall be carried on or settled carrying on the same
jointly with my said Wife then the said fourth
part shall be in Trust for my son William ^{the} provided
he accepts of the said Copartnership jointly with my
said Wife on the same terms and conditions as
have expressed and described, with respect to my
said son James Willis and in case he shall
accept thereof then the said Business shall be
carried on by my said Wife and son William in
the same manner upon the same terms and for
the same purposes as are herein before directed
with respect to the carrying on the same by my
said Wife and son James, and my Will further
is that in case my said Wife Elizabeth Willis
shall depart this life marry again or settle
carrying on my said Business then that my
said son William Willis shall succeed to the said
Copartnership jointly with his Mother James Willis
and further that the said James Willis and
William Willis shall in such case account with
my said Trustees for the profits arising from
the said Business twice in every year in the
aforesaid and that upon every such settlement
of accounts or within the space of one month
afterwards the profits or whole upon the balance
of such accounts shall appear to have arisen or
been produced by the said Business shall after
payment of the Rent and Taxes of my said
messuages or Tenements and all servants wages and
other expenses incident to the carrying on of the
said Business during the time the same shall
be carried on by my said sons James Willis and
William Willis jointly be paid applied and retained
in name herein after mentioned (that is to say)
one half part thereof shall be paid from time
to time by my said sons James Willis and
William Willis unto the said Michael Willis and
John Baxter their Executors Admors and Assigns
and I do hereby declare and direct that the
said Michael Willis and John Baxter their Executors
Admors and Assigns shall stand possessed of and
interested in such part of the said profits as
shall from time to time be paid to them as
aforesaid upon such and the same Trusts and
for such and the same intents and
purposes as are herein after mentioned expressed

and Settled of and conveying the ultimate residue
of my personal Estate and the money to arise
and be produced therefrom and as to the remaining
half part of the profits to arise and be produced
from my said Businesses the same shall be in
Trust for my said Sons James Willis and William
Willis share and share alike during so long of the
said Term of four years and twenty one years as
they shall live and the said Businesses be carried
on by them and I do hereby declare that if my
said Businesses shall cease to be carried on by
my said wife and Sons during the said Term of
four and twenty one years or either of them in
manner aforesaid then and in such case the said
Michael Willis and John Baxter their Executors Admors
and Assigns do and shall therewith stand possessed
of and interested in the said Household Furnitures or
Furniture and Premises and of and in so much
of my said stock in Trade monies and Effects as
shall be then employed in the said Businesses
upon the Trust and to and for the intents and
purposes herein after mentioned expressed and Settled
of and conveying the ultimate residue of my
personal Estate and the money to arise and be
produced therefrom and I do hereby declare that if my said
Businesses shall be carried on by my said wife
and Son James Willis jointly or by my Sons James
Willis and William Willis until the expiration of
the said Term of four years and twenty one years
and from and immediately after the expiration of the
said Term of four years and twenty one years the
said Michael Willis and John Baxter their Executors
Admors and Assigns shall stand and be possessed of
and interested in so much of my said stock in
Trade monies and Effects as shall then be employed
in the said Businesses upon the Trust and to
and for the intents and purposes herein after
mentioned expressed and Settled of and conveying the
ultimate residue of my personal Estate and the money
to arise and be produced therefrom and as to the
ultimate residue and remainder of my personal Estate
and Effects I do hereby declare and direct that the said
Michael Willis and John Baxter their Executors
Admors and Assigns do and shall as soon as
conveniently may be after my decease sell dispos
of collect receive and get in and convert the whole
thereof into money and thereout in the first place
pay all my just debts my funeral Expenses and
the Expenses of proving this my Will and I declare
and direct that the said Michael Willis and John
Baxter their Executors Admors and Assigns do and
shall stand and be possessed of and interested in the

residue of the money which shall arise and be produced from the ultimate residue of my personal Estate & which shall remain after and shall not be issued and applied in payment of my Debts and funeral Expenses and the Expenses of proving this my Will upon the Trusts and to and for the intents and purposes herein after mentioned expressed and declared of and concerning the same (that is to say) upon Trust to appropriate and set apart and lay out and invest in the purchase of three per cent Consolidated Bank Annuities so much thereof as shall be sufficient to produce the clear yearly sum of one hundred pounds and to stand possessed of such three per cent Consolidated Bank Annuities so to be purchased as aforesaid upon the Trusts and to and for the intents and purposes herein after mentioned expressed and declared or referred to of and concerning the same (that is to say) upon Trust to pay the Interest Dividends and Annual produce thereof as the same shall be received unto my said Wife and her Assignes during her life if she shall so long continue and remain my Widow and in case she shall marry again then and after such marriage as to so much of the said three per cent Consolidated Bank Annuities as shall produce the clear yearly sum of Sixty pounds upon Trust to pay the Interest & Dividends and Annual produce thereof from time to time as the same shall be coming unto my said Wife for and during the term of her natural life and as to the remaining part of the said three per cent Consolidated Bank Annuities upon such Trusts and to and for such Intents & purposes as are herein after expressed and declared of and concerning the ultimate residue of my personal Estate and I do hereby declare and direct that in case my said Wife shall not marry again after my decease the said Michael Willis and John Baxter their Executors Adminors and Assignes do and shall after the decease of my said Wife stand and be possessed of and interested in the whole of the said three per cent Consolidated Bank Annuities so to be purchased as aforesaid upon the said Trusts and to and for the same intents and purposes as are herein after mentioned expressed and declared of and concerning the same that is to say) In Trust for my son James Willis who hath attained the age of twenty one years and for all my other Children living at my decease or to be born alive afterwards in equal shares and I declare and direct that if any of my said other Children being a Daughter or

The ultimate residue of the Estate to arise and be produced from the ultimate residue of my personal Estate and as to the ultimate residue of the Estate to arise and be produced from the residue of my personal Estate I declare and direct that the said Michael Willis and John Baxter their Executors Adminors and Assignes shall stand and be possessed of and interested in the said three per cent Bank Annuities and to and for the same intents and purposes as are herein after mentioned expressed and declared of and concerning the same

or Daughters shall happen to Depart this life under
the Age of twenty one Years and without having
been married or bring a Son or Sons shall Depart
this life under the said Age of Twenty one Years
then the part or share parts or shares as well
Original as accruing of him her or them so dying
shall be In Trust for the others or other of them
and for my said Son James Willis in equal Shares
but shall not be vested or payable sooner than the
Original Share or shares of such others or other
of them shall become vested and payable as before
mentioned and I Declare and Direct that if I shall
have no Child or Children living at my Decease or
born alive or ~~in~~ afterwards except my said Son
James Willis or having such of them as shall be
a Daughter or Daughters shall Depart this life under
the Age of twenty one Years and without having
been married and all such of them as shall be
a Son or Sons shall Depart this life under the
Age of Twenty one Year then and in such
case the whole of the said ultimate residue of
the Monies to arise and be produced from the
ultimate residue of my personal Estate shall be
In Trust for my said Son James Willis his
Executors Admors and Assigns and I Declare and
Direct that in case I shall have any Child or
Children living at the time of my Decease or
born alive afterwards except my said Son James
Willis and the Share or respective Shares of them
or any of them of and in the ultimate residue
of my personal Estate shall not ~~then~~ be payable
that the said Michael Willis and John Baxter
their Executors Admors and Assigns shall place out
or invest such Share or Shares which shall not
then be payable in or upon Government or Real
Securities at Interest and from time to time call
in the Money so to be placed out or invested
as last mentioned and place out or invest the
same again in or upon new or other Securities
of the like nature at Interest and so from time
to time until such Shares shall become payable
by virtue of the Trusts and direction of this my
Will and I Declare and Direct that my said Trustees
do and shall by and out of the Interest Dividends
and Annual produce of the respective Shares for
the time being of my said Children Directed to
be placed out at Interest or invested as last
before mentioned pay and apply for their
respective maintenance Education or benefit the
Annual Sum of Twenty pounds each the same to
be paid to my said Wife so long as she shall
continue my Widow and be by her applied to that

purpose but for which she shall not be obliged to
keep nor give any account and after her decease
or second marriage the same respective annual sums
of twenty pounds to be applied to the same
purpose either immediately by the Trustees or Trustee
for the time being thereof at their election to be
paid to any person or persons by them from time
to time appointed to receive and apply the same
to that purpose and the accounts of such persons
relating the Expensiture and application thereof to
be settled and allowed by such Trustees or Trustee
and I declare and direct that the said Michael
Willis and John Baxter their Executors Administrators
and Assigns do and shall from time to time
until the respective shares of my said Children
herein before directed to be invested or placed out at
Interest of and in the ultimate residue of the
money to arise and be produced from the ultimate
residue of my personal Estate
shall respectively become payable
I do hereby direct the residue of the Interest Dividends
and Annual produce of such respective Shares which
shall remain after payment of the said several
annual sums of twenty pounds herein before directed
to be applied to their respective maintenance and
also the Interest Dividends and Annual produce of
such residue in or upon Government or other
Securities at Interest in the names or name of
them the said Michael Willis and John Baxter their
Executors Adminors and Assigns so as that all the
same residue of the Interest Dividends and Annual
produce of the respective shares of my said Children
herein before directed to be invested or placed out
at Interest of and in the ultimate residue of the
money to arise and be produced from the ultimate
residue of my personal Estate may accumulate until
such shares shall respectively become payable
provided always and it is my Will and mind and
I do hereby declare that it shall and may be
lawful to and for the said Michael Willis and
John Baxter and the survivor of them their
Executors Adminors and Assigns by and with the
consent and approbation of my said
wife to be testified by any writing or writings
under her hand during her life if she shall so
long continue my Widow and after her decease or
second marriage which shall first happen of the
said Michael Willis and John Baxter of their own
proper authority to advance pay and apply a sum
not exceeding a hundred pounds out of the respective
Shares for the time being of any of my said

sons who shall for the time being be under the
age of twenty one years of age and in the ultimate
residue of the money to arise and be produced from
the ultimate residue of my personal Estate for the
placing him or them in any Trade or profession or
business or for procuring for him or them any
Office or Employment or otherwise for his or their
benefit and I do hereby declare and direct that the
Receipt or Receipts of the said Michael Willis and John
Baxter and of the Survivor of them their Executors
Admors and Assigns shall from time to time be
a sufficient discharge and discharges to the purchaser
or purchasers of any part of my Estate and Effects
which shall be sold by virtue of this my Will and
to the person or persons paying or delivering any
other of my personal Estate and Effects and to his
her and their respective Executors Administrators
and Assigns for so much of the said purchase
or other money or Effects as shall therein be so
acknowledged to be received and that such purchaser
or purchasers or other persons his her or their
Executors Administrators or Assigns shall not
afterwards be answerable or accountable for any
loss misapplication or nonapplication of such purchase
or other money or Effects to be received or any part
thereof provided always and I do hereby declare
my Will and mind to be that if the said
Michael Willis and John Baxter or either of them
or any Trustee or Trustees to be appointed as
herein after is mentioned shall happen to die or be
desirous of being discharged of and from or refuse
or decline to act in the Trusts hereby in them
respectively reposed as aforesaid before the said
Trusts shall be fully performed or discharged then
and in such case and when and as often as
the same shall happen it shall and may be lawful
to and for my said wife during her life if she
shall so long continue my widow and from and
after her decease or second marriage which shall
first happen to and for the Trustee or Trustee so
refusing or declining to act or the surviving Trustee
or the Executors or admors of the surviving Trustee
by any Writing or Writings under his their or
his hand and seal or hands and seals to be
attested by two or more credible witnesses from time
to time to nominate substitute or appoint any
other person or persons to be a Trustee or Trustees
in the stead or place of the Trustee or Trustees
so dying or desiring to be discharged or refusing
declining or becoming incapable to act as aforesaid
and that when and as often as any new
Trustee or Trustees shall be nominated and

appointed as aforesaid all the said Trust Monies &
Securities and funds shall be thereupon with all
convenient speed assigned and transferred in such
sort and manner and so as that the same shall
and may be legally and effectually vested in the
Surviving or continuing Trustee of the same Trust
Monies and Premises and such new Trustee jointly
or if there shall be no such continuing Trustee
of the same Trust Monies and Premises then in
such new Trustees wholly to for and upon such
and the same Trusts Intents and purposes as are
herein before declared or expressed of and concerning
the said Trust Monies funds and Securities as
aforesaid or such of them as shall be then subsisting
and capable of taking effect and that every such
new Trustee or Trustees shall and may in all
things act and assist in the management carrying
on and Execution of the Trusts to which they shall
be so appointed as fully and effectually to all intents
effects Constitutions and purposes whatsoever and
shall have and be considered as vested with such
and the same powers and authorities as if he
or they had been originally in and by this
my Will nominated a Trustee or Trustees for the
purposes for which such new Trustee respectively
shall be appointed a Trustee or Trustees any
thing herein before contained to the contrary
thereof in any wise notwithstanding I constitute
and appoint the said Michael Willis and John Baxter
Executors of this my Will and I appoint my said
Wife Guardian of such Children as I shall have
living at my decease or born alive afterwards until
they shall respectively attain the Age of Twenty
one year if she shall so long continue my Widow
and from and after her decease or second marriage
which shall first happen I appoint the said
Michael Willis and John Baxter and the Survivor
of them Guardians and Guardian of my said
Children until they shall respectively attain that Age
provided also and I do hereby signify my Will and
Mind to be that it shall and may be lawful
to and for the said Michael Willis and John Baxter
and all and every future Trustee or Trustees so to
be nominated and appointed as aforesaid and
every or any of them their and every of their
Executors and Advers by and out of all or any of
the Trust Monies and Premises aforesaid or any
other Monies which by virtue of this my Will shall
come to their or any of their hands to deduct &
retain to and reimburse themselves all such
reasonable Costs Charges and Expenses as they or
any of them shall or may sustain or be put unto

in or about the Execution of all or any of the
Trusts hereby in them imposed and that they
respectively and their respective Executors and
Adminors shall be charged and chargeable only for
such monies as they shall respectively actually
receive and every of them only for and with his
own respective receipts payments Acts and wilful
defaults and not otherwise and shall not be
answerable or accountable the one for the other or
or other of them or for the Acts Deeds Receipts
neglects or Defaults of the other or other of them
the joining in Receipts merely for conformity
notwithstanding and that they respectively and
their respective Executors and Administators or any
of them shall not be charged or chargeable with
or for any loss or Damage which shall or may
happen in the paying out all or any of the
Trust monies aforesaid on Royal or Government
Securities or in Parliamentary funds by Default of
any Security or Securities to be taken in pursuance
of this my Will either in Title or otherwise by
depositing the said Trust monies or any part thereof
in any Bank or Bankers hands or elsewhere for
safe Custody nor with or for any other loss or
Damage which shall or may happen in or about
the Execution of all or any of the Trusts aforesaid
without their respective wilful defaults and I hereby
revoke all my former Wills provided always and
my Will further is that my son James Willis or
my decess and my said son Charles Willis,
William Willis and Samuel Willis shall not be
intitied to call upon my Trustees for a larger Sum
of their respective shares upon their attaining or
their respective Ages of twenty one years than the
Sum of ffier hundred pounds each so long as
the Businings shall continue to be carried on as
aforesaid but that the remainder of their respective
Shares shall remain in the stock in Trade
provided also and my Will further is that in case
any one or more of my Children shall have a
larger Share in the Capital employed in carrying
on my said Businings than the others or other
of them then and in such Case my said
Children shall be intitied to the three fourth parts
or the one half part of the profits which shall
for the time being be payable to my said Trustees
in proportion to their respective Shares of the
Capital for the time being employed in carrying
on the said Businings and my Will further is
that my said son James Willis be permitted to
act as a waiter in the said Businings as he now
does and to receive the profits thereof notwithstanding

his Quarter share of the profits of the said business and that he further be allowed the sum of thirty pounds Annually for an Assistant waiter over and above his said Quarter share and further that my said son William Willis be paid Annually out of the profits of the said business the sum of thirty pounds Annually until he shall attain the age of twenty one years over and above what is already given him by this my will if he shall continue to be and his Assistant in carrying on the said business in the manner he now doth and I do hereby further direct that in case my said sons James or William shall during the time the said business shall be carried on in Copartnership with my said wife that in such case the said wife and children of either of them so marrying shall not be permitted to reside in either of the said messuages where the said business shall be carried on as aforesaid without the consent of my said wife first obtained in writing for that purpose and I also declare my will to be that if either my son James or William shall during the time the said Copartnership shall be carried on as aforesaid become security for any person or persons for any sum or sums of money either by giving or lending their bond note or acceptance or otherwise howsoever that then and in such case my said sons James or William shall forfeit a sum of money equal to the amount of such sum or sums of money for which they shall so become security to be retained by my Trustees out of their respective shares of and in the ultimate residue of my personal Estate and to be by them divided amongst the rest of my children share and share alike In witness whereof I have hereunto set my hand and seal at the bottom of nine several sheets of paper the seventeenth day of October in the year of our Lord one Thousand seven hundred and ninety three - J. Willis  signed Sealed published and declared by the said James Willis as his last will and Testament in the presence of us who in the presence of each other have witnessed the same - Tho. B. Kett. J. Bradstone Tho. Prosser.

Memorandum that by this Codicil added to my last will and Testament this twentieth day of January in the year of our Lord one Thousand seven hundred and eighty four I hereby revoke so much of my said will as appoints John Baxter my Trustee and Executor (being informed that he

is an ill state of health) and in lieu and stead
of the said John Baxter I by this Codicil do
appoint my Brother Thomas Duke Willis and my
Wife Elizabeth Willis joint Trustees and Executors
and Administrators of my last Will and Testament who
jointly with my Brother Michael Willis shall have
the same powers and Authority as are given by
my said Will to the said Michael Willis and John
Baxter and I hereby also further declare that if
either of my Daughters shall attain the age of
eighteen years and marry with the Consent of my
Trustees and Executors and Administrators that then
and in such case my Daughter or Daughters so
marrying as aforesaid shall be intitled to one
moiety of her share of in and to the property
left her by my said Will and Testament or her
or their marriage and I hereby declare by this
Codicil that my Wife Elizabeth Willis shall only
remain a Trustee and Administrator of my said Will
so long as she shall remain my widow and
unmarried In witness to which Codicil I have
hereunto set my hand and seal the said twentieth
day of January in the year of our Lord one thousand
seven hundred and ninety four aforesaid - J: Willis -
Signed Sealed published and declared by the said
James Willis as a Codicil to his last Will and
Testament the twentieth of January 1794 in the
presence of us who in the presence of each other
have witnessed the same. Tho: Berkeff - Ju: Gibbs.

This Will was proved at London with a
Codicil the twelfth day of February in the year of
our Lord one thousand seven hundred and ninety
four before the Worshipful James Henry Arnold Doctor of
Laws Surrogate of the Right Honourable Sir William
Wynne Knight also Doctor of Laws Master Keeper or
Commissionary of the Prerogative Court of Canterbury lawfully
constituted by the Oath of Michael Willis the brother
of the Deceased and Executor named in the said
Will, Thomas Duke Willis the Brother also of the said
Deceased and one of the Executors named in the
said Codicil and Elizabeth Willis Widow the Relict of
the said Deceased and the other Executor named in the
said Codicil during Widowhood to whom Administration
was granted of all and singular the Goods Chattels
and Credits of the said Deceased having been first
sworn duly to administer.