



Brief of Title

- 30 -

Four Contiguous Lots of Ground with the Buildings and Improvements thereon Erected. Situate on the North side of James Street in that part of the City of Philadelphia which was formerly called the Village of Hamilton, Township of Blockly now the Twenty fourth Ward of the said City. Each Lot containing in Front or Breadth on said James Street Fifty Feet and in Length or Depth Two hundred and Fourteen Feet six Inches to Oak Street.

Now Belonging to

William M. Keen - Esq^r.

Title to two other contiguous lots or pieces of ground adjoining the above four lots on the East.

1770

June 6th

Examined Record

Deed Poll Joseph Redman High Sheriff of the City and County of Philadelphia to Sarah Gardiner for a Mesuage and Plantation Situate in Blockly Township. beginning at a Post in Beaver Run thence by William Hamilton's land the five following courses and distances to wit: North Eighty degrees West four perches to a point near a white oak - North Forty six degrees West Sixty three perches to a Chesnut - North Eighty seven degrees West one hundred and twelve perches and eight tenths of a perch to a black oak. South Eighty six degrees West twenty eight perches to a flint stone put for a corner - and North Three degrees West One hundred and twenty three perches to a stone fence by William and Francis's Land - and along Marshalls Road South Seventy four degrees East one hundred and forty eight perches to a corner post of the Proprietaries Land - thence by the same land South Eighteen degrees West Twenty two perches to a post. South seventy four Degrees East one hundred and six perches to a post - and North Eighteen degrees East Sixteen perches to a post on the South side of High Street continued on Conestogoe Road thence by the same Road South Seventy six and three quarter degrees East forty perches to a post, thence by land late of Peter Rose and Wife now of -

Joseph Cochran and Wife the four following courses and distances to Wit. South thirteen and a quarter degrees West Twenty eight perches. South forty nine degrees East Twenty perches. South thirty six degrees West Eleven perches. and South forty nine degrees East forty perches to the River Schuylkill - thence down the same and the several courses thereof to the mouth of Beaver Run thence along Beaver Run along the several courses thereof to the place of beginning. Containing one hundred and eighty nine Acres of Upland Meadow and Marsh. Excepting a certain Tract of Eleven and a half Acres granted to William Hamilton as therein set forth. Sold as the property of Richard Gardner.

Acknowledged in Court of Common Pleas July 6th 1770 and Entered among the Records thereof in Sheriffs Deed Book B. page 78.

1771

August 1st

Examined Record

Deed Sarah Gardner to John Chandler in fee for the said Tract of land.

Acknowledged Aug. 29. 1771. Recorded December 6th 1771 Deed Book I. b. No 10 page 128 &c.

1776

February 6th

Examined Record

Deed John Chandler and Wife to James Hamilton in fee for (inter alia) the said Tract of Land.

Acknowledged Sunday. Recorded April 30. 1776 Deed Book I. b. No 15 page 314 &c.

1776

March 4th

Examined Record.

Will of James Hamilton wherein and whereby after sundry devises and bequests he did give and devise

all the Rest and Residue of his Estate Real and Person-
-al which was included the said Tract of Land
unto his Nephew William Hamilton his Heirs and Assigns

Duly Proved September 15. 1783. and Regis-
-tered in Book of Wills L. page 281.

Brief to Lots Nos 83 + 85

1806

June 16.

Examined Record.

~~Deed Book~~

~~Ch. 10.~~

Deed William Hamilton. to Samuel Denman in fee for
a Lot of Ground in the Village of Hamilton and
Blockly Township marked in a general plan of said
Village No 83. Situate on the North side of James
Street containing in front on James Street Fifty
feet and in Length or Depth Two hundred and
fourteen feet six Inches to Oak Street. (being part
of the above described Large Tract of Land)

Acknowledged same day. Recorded June
19-1806 in Deed Book E. & 23 page 592

1806

April 29.

Examined Record

~~Deed Book~~

~~Ch. 10.~~

Deed William Hamilton to Samuel Denman in fee
for a Lot of Ground in the Village of Hamilton
and Blockly Township marked in a general plan
of said Village No 85. Situate on the North
side of James Street- containing in front or
breadth on said James Street Fifty feet and
in length or depth Two hundred and fourteen
feet six Inches to Oak Street. (being part of
the above described large Tract of land) —

Acknowledged same day. Recorded
June 19. 1806 in Deed Book E. F. No 23
page 591 &c.

The said Samuel Denman being so seized of
the Premises last above described afterwards
departed this life Intestate-

1846

June 19th

Examined

24

Exemplification

produced

A. W.

Petition of Aaron Denman Administrator of
the Estate of Samuel Denman deceased. direc-
-ted to the Orphans Court of the City and County
of Philadelphia wherein after Reciting as there-
-in is particularly Recited he prayed the said
Court to grant an Order of Sale to dispose of
certain Real Estate late of the said Samuel
Denman. which said prayer was granted by
the said Court. whereupon the Premises above
described were after due and legal notice ex-
-posed to Public sale ^{July 22, 1846} and were bought by Wil-
-liam H. Keen Esquire-

Orphans Court Docket No 40 page

283-

1846

September 29th

Produced & Examined

24

A. W.

Deed Aaron Denman Administrator of Samuel
Denman deceased to William H. Keen in fee
(by virtue of certain proceedings in the Orphans
Court which are therein fully recited) for the
said Two Contiguous Lots Nos: 83 & 85.

Acknowledged same day. Ratified,

Confirmed

Consid. \$600-

and confirmed at an orphans court for the City and County of Philadelphia held August 7th 1846. and ordered that the said Sale be and remain firm and stable unto the said William W. Keen his Heirs and Assigns forever. Recorded September 29-1846 in Deed Book A.W.M. No 20 page 63 &c:

Lot No 87-

1806

April 29th

Produced & Examined

Exam'd

A. W.

Cons. \$200 -

Deed William Hamilton to Joseph Merrifield in fee for a Lot in the Village of Hamilton and Bloekly Township marked in a general Plan of said Village No 87. Situate on the North side of James Street. Containing in Front on James Street Fifty feet and in Length or Depth Two hundred and fourteen feet six Inches to Oak Street. (being part of the above described Tract of land of One hundred and seventy nine Acres.)

Acknowledged same day. Recorded October 13th 1809 in Deed Book S. 6 No 2 page 667 &c:

1811

September 19th

Deed of Assignment Joseph Merrifield to ~~John~~ ^{John} Williams and George Thomas their Heirs Executors Administrators and Assigns for all and singular the Messuages and Lots of Lands

Examined

Reverend

H. W.

Rents and Hereditaments Goods &c. and all and singular the Estate Real Personal and Mixed whatsoever of him the said Joseph Merrifield in which he was interested or to which he was entitled. To have and to hold the same to them the said ~~John~~ ^{John} A Williams and George Thomas their Heirs Executors Administrators and Assigns In trust to the intent and purpose that the said ~~John~~ ^{John} A Williams and George Thomas or the Survivor of them or their Heirs Executors Administrators or Assigns of such survivor do and should as soon as convenient convert the same into money and for that purpose do and should sell the Real Estate &c. at Public or Private sale for cash or upon credit as they should think proper.

Acknowledged September 19. 1811 Recorded August 20. 1811 in Deed Book S. b. No 17 page 12 &c.

* and in trust out of the proceeds first to pay certain debts due to the ^{said} John A. Williams second: to pay all the creditors who should release or third Surplus to the grantor.

Note: that purchaser is not bound to see to application of purchase money, because the only preferred creditor is one of the Trusts.

1812

May 30th

Produced & Examined

Cons \$275

H. W.

Deed John A Williams and George Thomas Assigns of Joseph Merrifield Reciting as therein is recited and granting the said Lot No 87 unto John Bonsall in fee.

Acknowledged June 9th 1812.

Recorded February 22nd 1813 in Deed Book S. b. No 23 page 302 &c.

N. B. This deed recites the last conveyance properly, but grants Lot No. 89. It should have been the said Lot No. 87, to John Bonsall &c.

1814

October 19th

Produced & Examined

exam'd. A

A. W.

Deed John Bonsall and Wife to Alexander Purves
in fee for (inter alia) the said Lot No 87.

Acknowledged same day Recorded
October 26. 1814 in Deed Book S. 6 No 30
page 639 &c.

Cons. \$800 -
m

1827

July 12th

Examined Record.

Will of Alexander Purves wherein after sundry
devises and bequests he did appoint his
Lydia Purves Executrix of his Last Will and
Testament.

Duly Proved August 1st 1827- and
Registered in Book of Wills No 9 page 72

1843

November 4th

Examined

exam'd record

A. W.

Jan'y. 2, 1844

Orphans Court Docket No 38

Security Discharged

R. E. Bond & Bk. R. T. C. No. 3, p. 197

page ⁵⁶¹ ~~267~~, No. 39, p. 17

1844

September 18th

Produced & Examined

exam'd

A. W.

Deed Lydia Purves Executrix of the Last Will and
Testament of Alexander Purves deceased to William
Purves in fee Reverting proceedings in the Orphans
Court and granting the said Lot No 87.

Acknowledged same day Ratified and
confirmed at an Orphans Court for the
City and County of Philadelphia held
Jan'y 19. 1844
December 18. 1844 and ordered that the said

Cons. \$600 -
m

Shall be and remain firm and stable unto
the said William Burves his heirs and
Assigns forever. Recorded January 15. 1845
in Deed Book R.L.L No 34 page 46.

1845

January 15th

Produced & Examined

Examined

H. W.

Deed endorsed - William Burves and Wife to William
W. Keen in fee for the said Lot No 87.

Acknowledged same day Recorded ^{Same Day}
in Deed Book R.L.L No 34 page 50 & c.

Cons \$625.

Lot No 89.

1806

April 29.

Produced & Examined

Cons \$200-

Examined

H. W.

Deed William Hamilton to Joseph Merfield in
fee for a Lot of Ground in the Village of Hamilt-
on and Blochly Township marked in a general
plan of said Village No 89. Situate on the
North side of James Street. Containing in
Front on James Street Fifty feet and in Length
or Depth Two hundred and fourteen feet six
Inches to Oak Street. being part of the above
described Tract of Land of One hundred and
seventy nine Acres)

Acknowledged same day Recorded
October 13. 1809 in Deed Book L.L. No 2
page 668 & c.

1811

September 19th

Examined Record -

view & record

A. W.

Deed of Assignment Joseph Merrefield to ~~James~~ John A. Williams and George Thomas their Heirs Executors Administrators and Assigns for the same Uses Intents and Purposes as hereinbefore is particularly set forth -

Acknowledged Sept 19th 1811 Recorded August 20. 1811 in Deed Book S. L. No 17 page 12 &c.

1812

May 30th

Produced & Examined

Copy 275 -

examined

A. W.

Deed John A. Williams and George Thomas Assignees of Joseph Merrefield to Isaac Bonsall in fee Reciting as therein is recited and granting and conveying the said Lot No 89.

Acknowledged June 9. 1812 Recorded July 2nd 1812 Deed Book S. L. No 19 page 40 &c.

1813

July 14th

Produced & Examined

Copy 300 -

examined

A. W.

Deed Isaac Bonsall and Wife to John Bonsall for said Lot No 89 - in fee.

Acknowledged July 17. 1813. Recorded November 13. 1813. Deed Book S. L. No 27 page 376 &c.

1814

October 17

Produced & Examined

examined

A. W.

Deed John Bonsall and Wife to Alexander Purves in fee for (inter alia) the said Lot No 89.

Acknowledged same day Recorded October 26. 1814 Deed Book S. L. No 30 page 639 &c.

1827

Wife

1827
July 12th
Examined

Will of Alexander Purves wherein after sundry
devises and bequests he did appoint his
Lydia Purves Executrix of his Last Will and Tes-
tament.

Duly Proved August 3rd 1827 and
Registered in Book of Wills No 9 page 72

1843.
November 4th
Examined

Petition of Lydia Purves Executrix of Alexander
Purves deceased directed to the Orphans Court
of the City and County of Philadelphia praying
for an order of Sale ^{for payment of Debt, reciting a former order} which prayer was granted
and the Premises last above described were
exposed to Public Sale and were bought by Willi-
am W. Keen, Jan'y 2. 1844

Orphans Court Docket No 38 page ⁵⁶¹ ~~207~~
1 Security Duly entered 210.39 " 17

1844
February 1st
Produced & Examined
\$75.
Examined
H. W.

Deed Lydia Purves Executrix of Alexander Purves
deceased to William W. Keen in fee. Reciting
the said proceedings in Orphans Court, and
granting and conveying said Lot No 89.

Acknowledged same day. Ratified and
confirmed at an Orphans Court for the
City and County of Philadelphia held
January 19. 1844 and ordered that the said
Sale should be and remain firm and stable
unto the said William W. Keen his Heirs
and Assigns forever. Recorded Aug: 19: 1857
in Deed Book R.D.W. No 147 page 173rd c.

Title to Lot No. 91-

1806 April 29

Produced and Examined

Deed - William Hamilton to Joseph Williams in fee for a lot of ground in the said Village of Hamilton and Blockley Township marked in the general plan of the said Village No. 91. situate on the North side of James Street. Containing in front or breadth on the said James Street 50 feet and in length or depth 214 feet 6 inches to Oak Street (Being part of the said described large tract of land)

Duly executed. Acknowledged April 29-1806; Recorded July 16-1812 in Deed Book I. C. No. 21 page 160 &c.

Recited in the following Deed.

The above described premises, inter alia, were afterwards seized, taken in execution and sold June 4-1827, at public sale, by virtue of certain proceedings had in the District Court for the County of Philadelphia at the suit of Charles N. Baucker vs. Joseph Williams.

1827 June 13

Examined Record

Deed Poll - Jacob Strembeck Esquire, High Sheriff &c to James Paul in fee for, inter alia, the said lot or piece of ground No. 91. (Seized, taken in execution and sold as aforesaid)

Duly executed, Acknowledged in open District Court June 15 1827 and entered among the records thereof in Sheriff's Deed Book E. page 23 &c.: also recorded in the Recorder of Deeds Office October 16-1832 in Deed Book A. M. No. 27 p. 474 &c.

Recited

The said James Paul being so as aforesaid seised in his demesne as of fee of and in, inter alia, the said lot No. 91, subsequently departed this life, having first made and published his last will and testament in writing, next hereinafter recited.

1838 July 5th

1838 July 5th
Examined Record

Will of James Paul wherein and whereby he devised the residue of his estate as follows, to wit: "as for and concerning all the rest, residue and remainder of my estate, real personal and mixed, it is my will that the same shall be equally divided among my children John Rodman Paul, Sidney Paul, James W. Paul, Elizabeth Wilson, Sarah Paul and Rebecca Paul, share and share alike".

Duly executed, Proved May 27-1839: Registered at Philadelphia in Will Book No. 13 page 568^{rs}

1839 September 20
Examined Record

Deed - John Marshall Paul and Rebecca his wife, John Rodman Paul and Elizabeth his wife, Conegys Paul and Sarah his wife, James W. Paul, Sidney Paul, and Elizabeth P. Wilson (the said Rebecca, John Rodman, Sarah, James W., Sidney and Elizabeth P. being the children and residuary legatees named in the last will and testament of the said James Paul deceased) to Thomas Learning Smith in fee for inter alia, the said lot of ground on the North side of Chestnut Street and being lot No. 91 of the Village of Hamilton.

Duly executed, Acknowledged October 2-1839: Recorded October 3-1839 in Deed Book G.S. No. 7 page 203^{rs}

1839 September 20
Examined Record

Deed endorsed - Thomas Learning Smith to John Marshall Paul, John Rodman Paul and James W. Paul, in fee as tenants in common in equal thirds parts for the said lot No. 91 as above described

Duly executed, Acknowledged October 2-1839: Recorded October 3-1839 in Deed Book G.S. No. 7 page 205^{rs}

1841 January 4th
Produced & Examined

Deed - John Marshall Paul and Rebecca his wife, John Rodman Paul and Elizabeth D. his wife, and James W. Paul to William N. Pettit

(in fee

in fee for the said described lot marked No. 91.

Duly executed. Acknowledged January 4-1841; Recorded
January 4-1841 in Deed Book G. S. No. 19 page 7357.

1843 September 28th Deed, endorsed = William V. Pettit to William W. Keen in fee
Produced & Examined for the said described lot, marked No. 91.

Duly executed. Acknowledged September 28-1843; Recorded
September 28th 1843 in Deed Book P. L. L. No. 8 page 4757.

1856 December 15th Deed = William W. Keen and Susan B. his wife to "The First
Produced & Examined Baptist Church of West Philadelphia" its successors and assigns
for a certain lot of ground with the Church edifice thereon erected
situate on the North side of James or Chestnut Street in the Village
of Hamilton. Containing in front on the said James or Chestnut
Street Fifty feet and in length or depth Northward 135 feet
six inches (Being the Southernmost part of the said lot No. 91 as
above described)

Duly executed. Acknowledged December 15-1856; Recorded
December 16-1856 in Deed Book P. O. W. No. 108 p. 1827.

1862 April 12 Deed or Indenture tripartite = The First Baptist Church of West
Produced & Examined Philadelphia of the first part; William W. Keen, Taylor B. Atkin-
son et al. composing the Board of Trustees of the said Church
of the second part; to William W. Keen of the third part in fee
for the last above described lot of ground. (Reciting therein that
the Church had agreed to sell the same, as it was not needed for
their purposes any longer)

Duly executed. Proved April 12-1862; Recorded July
3rd 1864 in Deed Book J. O. D. No. 210 page 1727.

Title to Lot No. 93=

1806 April 29
Examined Record

Deed= William Hamilton of Woodlands to John Pettie in fee for a certain lot of ground situate on the North side of James Street in the Village of Hamilton, Blockley Township and marked in the general plan of the said Village No. 93. Containing in front a breadth 50 feet and in length or depth 214 feet six inches Bounded on the South by James Street aforesaid, on the East by lot No. 95; granted to Caleb Birchall, on the North by Oak Street and on the West by lot No. 91 granted to Joseph Williams.

Duly executed, Acknowledged April 29-1806: Recorded
October 13-1845 in Deed Book R. L. L. No. 50 page 343⁸

1806 May 9th
Examined Record

Deed= John Pettie and Sarah his wife to George Holt in fee for the said above described lot of ground.

Duly executed. Acknowledged May 17-1806: Recorded
June 26th 1810 in Deed Book I. C. No. 17 page 681⁸

Recited in the
following deed.

The said George Holt being so as aforesaid seized in his demesne as of fee of and in the said mentioned premises subsequently departed this life, Intestate, leaving to survive him, a widow Martha Holt and three children, to wit: Elizabeth, George and William, to and in whom the said premises descended and vested in equal shares as tenants in common in fee. Subject to the estate for life of their mother the said Martha Holt therein. The said William Holt, one of the above children subsequently departed this life, in his minority and without issue.

(Deed

1845 September 19
Examined Record

Deed - Martha Holt, widow of George Holt deceased, Elizabeth Holt, and George Holt and Mary his wife to William W. Keen in fee for the said last above described lot of ground.

Duly executed, Acknowledged September 19th and September 25th 1845; and Recorded October 13-1845 in Deed Book R. L. L. No. 50 page 359 & 5

Recited

The said William W. Keen thus became seized and possessed of lots Nos. 83, 85, 87, 89, 91 and 93 as laid down on the plan of Hamilton Village, and being so thereof seized subsequently departed this life on the Fourth day of August A.D. 1882 having first made and published his last will and testament in writing.

1877 November 20
Examined Record

Will of William W. Keen wherein and whereby after sundry specific bequests, he willed, inter alia, as follows: "All the rest, residue and remainder of my estate, Real, Personal and mixed of whatsoever kind and wheresoever situate, I do give, devise and bequeath unto my Executors hereinafter named their heirs, executors administrators and assigns to and for the following uses and purposes that is to say, In Trust, to let and demise the real estate and to collect and receive the rents, issues and profits thereof, and the said real estate or any part thereof at their discretion, to sell either at public or private sale at such time or times, to such purchaser or purchasers, for such price or prices and on such terms as to them shall seem proper; and good and sufficient deed or deeds for the same to make to the purchaser or purchasers thereof clear of all

trusts and without obligation on the part of such purchaser or purchasers to see to the application of the purchase money". And of his said will he appointed his sons Charles B. Keen and William W. Keen and his friend Charles M. Lukens, as executors.

Truly executed, Proved and registered
at Philadelphia in Will Book No. 65 p. 106 &

1884 Deed - Charles B. Keen, William W. Keen and Charles M. Lukens, Executors as aforesaid to "The Indigent Widows and Singlewomens Society of Philadelphia" its successors and assigns for a certain lot of ground with the buildings and improvements thereon erected. Situate on the North side of Chestnut Street at the distance of 100 feet West of 36th Street in the 27th Ward of the City of Philadelphia. Containing in front on the said Chestnut Street 300 feet and in length or depth Northward 214 feet six inches to Ludlow Street.

Truly executed, Acknowledged

Recorded

1884 in Deed Book J. O. D.

No. page 23

The foregoing Brief and the Continuation prepared by Edward J. Aledo, Esq., I am of opinion deduces a good title in fee simple to William W. Keen for the six contiguous lots of ground described and referred to at the head thereof consisting of lots Nos 83, 85, 87, 89, 91 and 93 as laid down on the plan of Hamilton Village and being All that certain lot or piece of ground situate on the North side of Chestnut Street at the distance of 100 feet Westward from the West side of 36th Street in the 27th Ward of the City of Philadelphia, containing in front on said Chestnut Street 300 feet and extending of that width in length or depth Northward between parallel lines at right angles with said Chestnut Street 214 feet 6 inches to Ludlow Street.

William W. Keen being so seized in his demise as of fee died August 4th 1882 having first made and published his last will and testament in and by which he gave full power and authority to his executors therein named to sell at public or private sale all the rest, residue and remainder of his estate (of which the above-mentioned premises is a part) as is more fully set forth in the brief of title.

The debts of decedent - if any - constitute a lien against decedent's realty for a period of five years from the date of his death; against the same Charles B. Keen and William W. Keen, sons of decedent, have given a bond of indemnity. The Searches produced show no other liens, except a mortgage for \$10,000, intended to be forthwith satisfied, I am, therefore, further of opinion that a good title in fee simple free from all and every encumbrance — except the mortgage of \$10,000. referred to above, and the debts of decedent against which a bond of indemnity for \$10,000. has been given — will vest in the "Indigent Widows and Single Women's Society of Philadelphia upon

upon the execution and delivery by the executors
of William W. Keen deceased of a good and sufficient
deed for said premises to said Society

July 5th 1884

J. Bayard Henry

(19)

No 125 t. id.

104

Brief of Title

30.

Four contiguous Lots on James Street

Twentyfourth Ward.

Philadelphia

Belonging to

William H. Reen Esq^r

