

“ And Furthermore, of our special grace, and certain  
 “ knowledge, and mere motion, We have given, granted,  
 “ and confirmed, and by these presents, for Us, our heirs  
 “ and successors, do give, grant, and confirm, unto the a-  
 “ foresaid now Baron of Baltimore, his heirs and assigns,  
 “ full and absolute licence, Power, and Authority, that he,  
 “ the aforesaid now Baron of Baltimore, his heirs and as-  
 “ signs, from time to time hereafter, for ever, may and can,  
 “ at his or their will and pleasure, assign, alien, grant, de-  
 “ mise, or enfeoff so many, such and proportionate parts and  
 “ parcels of the Premisses to any person or persons willing  
 “ to purchase the same, as they shall think convenient; to  
 “ have and to hold to the same person or persons, willing  
 “ to take and purchase the same, and his and their heirs and  
 “ assigns, in Fee simple or Fee tail, or for term of life, lives  
 “ or years; to hold of the aforesaid now Baron of Baltimore  
 “ his heirs and assigns, by so many, such, and so great ser-  
 “ vices, customs and rents Of This Kind; as to the same  
 “ now Baron of Baltimore, his heirs and assigns, shall seem  
 “ fit and agreeable, and not immediately of Us, our heirs  
 “ or successors. And We do give, and by these Presents,  
 “ for Us, our heirs and successors, do grant to the same  
 “ person and persons, and to each and every of them, Li-  
 “ cence, Authority, and Power, that such person and per-  
 “ sons may take the premisses, or any parcel thereof, of the  
 “ aforesaid now Baron of Baltimore, his heirs and assigns,  
 “ and hold the same to them and their assigns, or their heirs,  
 “ of the aforesaid Baron of Baltimore, his heirs and assigns,  
 “ of what Estate of inheritance soever, in Fee simple or  
 “ Fee tail, or otherwise, as to them and the now Baron of  
 “ Baltimore, his heirs and assigns, shall seem expedient; the  
 “ Statute made in the Parliament of Lord Edward, son of  
 “ King Henry Late King of England, our Progenitor, com-  
 “ monly called the Statute “ *Quia Emptores Terrarum* ”  
 “ heretofore published in our Kingdom of *England*, or any  
 “ other Statute, Act, Ordinance, Usage, Law, or Custom,  
 “ or any other thing, cause, or matter, to the contrary there-  
 “ of heretofore had, done, published, ordained or provided  
 “ to the contrary thereof notwithstanding.”

Tenures in general are derived from the feudal (or feo-  
 dal) system, which prevailed from time immemorial in most  
 of the nations of Europe, and was introduced and establish-  
 ed in England in the reign of William the Conqueror. The  
 great object of this institution was a ready and efficient means  
 of national defence. It was founded on a maxim, or princi-  
 ple, that all lands were originally the property of the Sove-  
 reign, and that all titles must consequently be derived imme-