

" heirs and successors, whose estates are to take effect after the  
 " determination, or in defeasance of any such estate tail: sav-  
 " ing always the rights of all persons in respect of estates  
 " prior to the estate tail in respect of which such disposition  
 " shall be made, and the rights of all other persons except  
 " those against whom such disposition is by this Act authorized  
 " to be made;" and the late George Taylor Denison, being  
 then the actual tenant in tail, and being fully authorized by  
 that Act to sell and dispose of this lot in fee simple if he  
 wished, preferred rather, in order to carry out the intentions  
 of the late John Denison, his father, to convey the land to  
 the Bishop of the Diocese, as Trustee, for the purposes men-  
 tioned in the Deed of Trust, which is made in the following  
 words:

" *This Indenture*, made the twenty-third day of June, in the  
 " year of our Lord one thousand eight hundred and fifty-three,  
 " *Between* George Taylor Denison, of the City of Toronto, in  
 " the County of York, and Province of Canada, Esquire, of  
 " the first part; Maria Priscilla, of the same place, wife of the  
 " said George Taylor Denison, of the second part; and the  
 " Right Reverend John, by divine providence Lord Bishop of  
 " Toronto, of the third part,

" ~~Witnesseth~~, that whereas the late John Denison, Esquire,  
 " deceased, was in his life-time seised in his demesne, as of fee,  
 " of and in that certain parcel of land and premises situate in  
 " the Township of York, in the County aforesaid, known and  
 " described as lot number three, in the fifth concession of the  
 " said Township of York, west of Yonge Street, on the River  
 " Humber, containing by admeasurement one hundred and  
 " forty-eight acres, be the same more or less, and being so  
 " seised thereof, afterward by his last Will and Testament in  
 " writing, duly made and executed for the passing of Real  
 " Estate, bearing date the ninth day of April, in the year of  
 " our Lord one thousand eight hundred and twenty-four,  
 " devised the said lot number three, in the fifth concession in  
 " the Township of York, west of Yonge Street, on the River