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O **XENODOCHIUM.** In the civil and old English law. An inn allowed by public license, for the entertainment of strangers, and other guests. Calvin.; Cowell.

P A hospital; a place where sick and infirm persons are taken care of. Cowell.

XENODOCHY. Reception of strangers; hospitality. Enc. Lond.

XYLON. A punishment among the Greeks answering to our stocks. Wharton.

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YA ET NAY. In old records. Mere assertion and denial, without oath.

YACHT. A light sea-going vessel, used only for pleasure-trips, racing, etc. Webster. See 22 St. at Large, 566; Rev. St. U. S. §§ 4215-4218.

YARD. A measure of length, containing three feet, or thirty-six inches.

A piece of land inclosed for the use and accommodation of the inhabitants of a house.

YARLAND, or *virgata terra*, is a quantity of land, said by some to be twenty acres, but by Coke to be of uncertain extent.

YEA AND NAY. Yes and no. According to a charter of Athelstan, the people of Ripon were to be believed in all actions or suits upon their yea and nay, without the necessity of taking any oath. Brown.

YEAR. The period in which the revolution of the earth round the sun, and the accompanying changes in the order of nature, are completed. Generally, when a statute speaks of a year, twelve calendar, and not lunar, months are intended. Cro. Jac. 166. The year is either astronomical, ecclesiastical, or regnal, beginning on the 1st of January, or 25th of March, or the day of the sovereign's accession. Wharton.

YEAR AND DAY. This period was fixed for many purposes in law. Thus, in the case of an estray, if the owner did not claim it within that time, it became the property of the lord. So the owners of wreck must claim it within a year and a day. Death must follow upon wounding within a year and a day if the wounding is to be indicted as murder. Also, a year and a day were given for prosecuting or avoiding certain legal acts; *e. g.*, for bringing actions after entry, for making claim for avoiding a fine, etc. Brown.

YEAR BOOKS. Books of reports of cases in a regular series from the reign of the English King Edward I., inclusive, to the time of Henry VIII., which were taken by the prothonotaries or chief scribes of the courts, at the expense of the crown, and published annually; whence their name, "Year Books." Brown.

YEAR, DAY, AND WASTE. In English law. An ancient prerogative of the

king, whereby he was entitled to the profits, for a year and a day, of the lands of persons attainted of petty treason or felony, together with the right of wasting the tenements, afterwards restoring the property to the lord of the fee. Abrogated by St. 54 Geo. III. c. 145. Wharton.

YEAR TO YEAR, TENANCY FROM. This estate arises either expressly, as when land is let from year to year; or by a general parol demise, without any determinate interest, but reserving the payment of an annual rent; or impliedly, as when property is occupied generally under a rent payable yearly, half-yearly, or quarterly; or when a tenant holds over, after the expiration of his term, without having entered into any new contract, and pays rent, (before which he is tenant on sufferance.) Wharton.

YEARS, ESTATE FOR. See ESTATE FOR YEARS.

YEAS AND NAYS. The affirmative and negative votes on a bill or measure before a legislative assembly. "Calling the yeas and nays" is calling for the individual and oral vote of each member, usually upon a call of the roll.

YEME. In old records. Winter; a corruption of the Latin "*hieme*."

YEOMAN. In English law. A commoner; a freeholder under the rank of gentleman. Cowell. A man who has free land of forty shillings by the year; who was anciently thereby qualified to serve on juries, vote for knights of the shire, and do any other act, where the law requires one that is *probus et legalis homo*. 1 Bl. Comm. 406, 407.

This term is occasionally used in American law, but without any definite meaning.

YEOMANRY. The collected body of yeomen.

YEOMEN OF THE GUARD. Properly called "yeomen of the guard of the royal household;" a body of men of the best rank under the gentry, and of a larger stature than ordinary, every one being required to be six feet high. Enc. Lond.

YEVEN, or YEOVEN. Given; dated. Cowell.

N **YIELD**, in the law of real property, is to perform a service due by a tenant to his lord. Hence the usual form of reservation of a rent in a lease begins with the words "yielding and paying." Sweet.

O **YIELDING AND PAYING**. In conveyancing. The initial words of that clause in leases in which the rent to be paid by the lessee is mentioned and reserved.

P **YOKELET**. A little farm, requiring but a yoke of oxen to till it.

Q **YORK, CUSTOM OF**. A custom of the province of York in England, by which the effects of an intestate, after payment of his debts, are in general divided according to the ancient universal doctrine of the *pars rationabilis*; that is, one-third each to the widow, children, and administrator. 2 Bl. Comm. 518.

R **YORK, STATUTE OF**. An important English statute passed at the city of York, in the twelfth year of Edward II., containing provisions on the subject of attorneys,

witnesses, the taking of inquests by *ntsi prius*, etc. 2 Reeve, Eng. Law, 299-302.

YORKSHIRE REGISTRIES. The registries of titles to land provided by acts of parliament for the ridings of the county of York in England. These resemble the offices for the registration or recording of deeds commonly established in the several counties of the states.

YOUNGER CHILDREN. This phrase, when used in English conveyancing with reference to settlements of land, signifies all such children as are not entitled to the rights of an eldest son. It therefore includes daughters, even those who are older than the eldest son. Mozley & Whitley.

YOUTH. This word may include children and youth of both sexes. 2 Cush. 519, 528.

YULE. The times of Christmas and Lammas.

YVERNAIL BLE. L. Fr. Winter grain. Kelham.

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ZEALOT. This word is commonly taken in a bad sense, as denoting a separatist from the Church of England, or a fanatic. Brown.

ZEALOUS WITNESS. An untechnical term denoting a witness, on the trial of a cause, who manifests a partiality for the side calling him, and an eager readiness to tell anything which he thinks may be of advantage to that side.

ZEIR. O. Sc. Year. "*Zeir and day*" Bell.

ZEMINDAR. In Hindu law. Land-keeper. An officer who under the Mohamadan government was charged with the financial superintendence of the lands of a district, the protection of the cultivators, and the realization of the government's share of its produce, either in money or kind. Wharton.

ZETETICK. Proceeding by inquiry. Enc. Lond.

ZIGARI, or ZINGARI. Rogues and vagabonds in the middle ages; from Zigi, now Circassia.

ZOLL-VEREIN. A union of German states for uniformity of customs, established in 1819. It continued until the unification of the German empire, including Prussia, Saxony, Bavaria, Wurtemberg, Baden, Hesse-Cassel, Brunswick, and Mecklenburg-Strelitz, and all intermediate principalities. It has now been superseded by the German empire; and the federal council of the empire has taken the place of that of the Zoll-Verein. Wharton.

ZYGOCEPHALUM. In the civil law. A measure or quantity of land. Nov. 17, c. 8. As much land as a yoke of oxen could plow in a day. Calvin.

ZYGOSTATES. In the civil law. A weigher; an officer who held or looked to the balance in weighing money between buyer and seller; an officer appointed to determine controversies about the weight of money. Spelman.

ZYTHUM. Lat. A liquor or beverage made of wheat or barley. Dig. 33, 6, 9, pr.