

BOONE-V-COE

Plaintiffs, W. H. Boone and J.T. Coe, brought this action against defendant, J.F. Coe, to recover certain damages alleged to have resulted from defendant's breach of a parol contract of lease for one year to commence at a future date. It appears from the petition that the defendant was the owner of a large farm in Ford Co., Texas. Plaintiffs were farmers living in Monroe Co., Kentucky. In the fall of 1909, defendant made a verbal contract with plaintiffs, whereby he rented to them his farm in Texas for a period of 12 months, to commence from the date of plaintiff's arrival at defendant's farm. Defendant agreed that if plaintiffs would leave Kentucky and move to defendant's farm in Texas and take over the farm for 12 months after their arrival, the defendant would prepare a home on the farm for plaintiffs which they could occupy as residence. Defendant also agreed

The plaintiffs did move from Kentucky during the fall of 1909. Upon their arrival at the farm in December, defendant denied them entry to the farm. Plaintiffs then left, returning to Kentucky. In reliance on the contract for the farm, plaintiffs incurred costs of \$1400.

Defendant's demurred to the petition for damages which was sustained. Plaintiffs appeal. We concur with the previous decision.

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