

leaving the said Charles W. Ross, Jr., his eldest son and common law heir him surviving; and

WHEREAS said trustees were, and said Charles W. Ross the last survivor of them was, under the provisions of said will seized of a naked legal estate, without having or being entitled to any beneficial interest or estate whatever in said lands; so that under the statute law of this State such title and estate as said trustees and the survivor of them had in and to said real estate descended to the said Charles W. Ross, Jr; and WHEREAS the said George W. Davis, son of said testator, departed this life in the year 1920, leaving as the only children him surviving, a son, G. Wallace Davis, as son; Eli E. Davis; a daughter, Annie Davis; a son, Vernon W. Davis; and a son Walter F. Davis; and also leaving him surviving; as the only descendant of a deceased child or children, a grand-daughter, Abbie Davis, the only child of a deceased son, Charles C. Davis; who are now entitled to have such legal estate as was vested in said trustees and the survivor of them, conveyed to them and who have requested the execution of this deed of conveyance for that purpose.

NOW, THEREFORE, in consideration of the above recited premises, I the said Charles W. Ross, Jr., do hereby grant and convey unto the said G. Wallace Davis, Eli E. Davis, Annie Davis, Vernon W. Davis, Walter F. Davis and Abbie Davis, all right, title, interest and estate now vested in me, in and to all these pieces and parcels of land, situate in Frederick County, State of Maryland, fully set forth and described in the paper filed with the last will and testament of the said Eli Davis, Deceased, indorsed George W. Davis No. 3, containing one hundred and thirty-four (134) acres, three (3) roods and eleven (11) perches of land, more or less; and also in and to one undivided half of a mountain lot, containing forty-seven (47) acres of mountain land, owned jointly by said testator's brother Isaac and said Eli Davis. It being the real estate described in and devised as aforesaid by the provisions of said will and testament of Eli Davis, deceased, and recorded as aforesaid in Liber J.P.P. No. 2, Folio 418 & c., one of the Record Books for Wills in the office of the Register of Wills of Frederick County.