

been intimated in this case; and therefore, as to the chattels real, mentioned in the bill, these parties must be referred to the Orphans Court to obtain the proper distribution.

DECREED, that the real estate mentioned in the complainant's bill, be sold; that that part of the complainant's bill which relates to the chattels real therein mentioned, be, and the same is hereby dismissed; that *Eli Hewitt* and *Rezin D. Hewitt*, be, and they are hereby appointed trustees to make sale of the real estate, &c.

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A sale was made accordingly, and the proceeds distributed.

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#### WILLIAMS' CASE.

How far the court has gone, upon general principles, or has been authorized to go, by general or special legislative enactment, in applying the principal of an infant's estate to his maintenance and education.—The acts of Assembly which authorize the sale of the real estates of infants considered as to their true construction, their practical utility, and their constitutionality.—Where the widow herself is the petitioner her separate assent to a sale is not required.—The credit given on the sale of an infant's real estate considered as an investment for his benefit.—A bid may be reserved, or a bye-bidder allowed in certain cases.—An estate ordered to be sold is under the protection of the court, and may be rented until a sale can be effected.

The various cases in which it may become necessary to put a present value upon a life interest in property.—The formation of tables shewing the expectation of human life at every age.—In ascertaining the present value of a life interest, and in apportioning a burthen between the tenant for life, and the remainderman or reversioner, the estimate must be made from a consideration of all circumstances, in which assistance may be derived from tables shewing the expectation of life.—The tenant for life must keep down the interest of the debt with which the estate is encumbered.—The census of this and other countries as shewing the increase of population, and the probability, and the expectation of human life.—The assessment laws and the constitutional rule which requires every one to contribute his proportion of public taxes according to his actual worth in property considered with reference to the valuation of life interests.—The rule of this court according to which allowances are made to widows in lieu of dower, its origin and errors considered.—The legislative rules, and the rules of the court by which the value of life interest are to be adjusted.—The value of a life interest should be made as of the day when it is taken away.—Where a life interest is extinguished by a sale, or the like, its equivalent then vests in the tenant for life; and, after his death, will go to his assignee or legal representative.

*Susan F. Williams*, widow of *William E. Williams*, and guardian of his four infant children and heirs at law *Elizabeth C. Williams*, *William S. Williams*, *Mary S. Williams*, and *Otho H. Wil-*