to thaseentitled with interest in remainder that the said real estate be sold at the price in amount $18.000 and as under the terms stated in Exhibit G in these proceedings herewith shown You?

Ans. Ihave looked at exhibit G.,and consider at advantageous to sell the property as per agreement with Charles W. Zimmerman stated in Exhibit G. I would only consider this property to be advantageous to the people owning it by living on the premises but inanmuch the owners never expect to reside there, as they have informed me, it would be perfectly impossible for them to realize the revenue from the property by renting it as has been done for sometime. i think it decidely advantageous to the owners to dispose of thas property and if the money be properly invested the revenue will be decidedly more.

To the general Interrogatory propounded to the witness the witness asserts as follows

I don not know of anything further to be said by me at this time.

Cherlss Wertheimer.

Thomas A. Chapline a witness of lawful age, produced on the part of the Plaintiff having first been duly sworn, deposes and says--

Q. 1 State your name, age, residence and occupation?

Ans. Thomas A. Chapline, age 43 years, residence Frederick Maryland, occupation bank officer.

Q. 2 State if you are acquainted with the parties to this Equity cause No. 92466

Ans. I know all the parties to this cause excepting possibly the wife of Edgar kent Legg, jr.,and the husband of Ellen Trail Sellman.

Q 3 Are you acquainted with the farm lands of George T. WEbster, deceased, in Frederick County,in which Ellen Trail Legg has a life estate?

Ans. yes, It is situated about two or two and one-half miles East of Frederick along the South side of the Baltimore and Frederick Turnpike road and lies between the Monocacy River on the East and the public road leading southward to Reich's Ford bridge on the West. It contains about 143 or 144 acres, and I look at Exhibit B and C herewith shown to me and I believe that the same are copies of the deeds of the real estate in Question.

Q 4 Can you state any improvements on this Property?

Ans. There is a two-and-one-half story frame dwelling house, stable and frame water tower, and there is a very small brick building used as a tenant house of very little value. I believe this property has been under the rental of the HArgetts for some years, not, however, the buildings. Whe buildings were occupied by Mrs. Legg and her family for some years.

Q. 5 Are you acqxainted with the values of farm lands in Frederick County?

Ans. yes, I am. I have bought and sold farma and managed them for other people.

Q. 6 Would you state what would be in your judgment a fair market value for this real estate at this time?

Ans. I believe that $125.00 per axre is a fair and full market value.

Q. 7 Can you give you reasons for that?

Ans. There is no barn on the place and a good part of the land I consider thin soil, and with hillsides, and the fancing is in bad condition and in my opinion the place is run down.

Q. 8 Do you believe it would be advantageous to all the parties in interest in this cause that the same be sold at the price you have named and the nett proceeds invested for the persons interested in possession and in remainder of said real estate?

Ans. I believe the money from the sale of rhe farm plaxed in a fair investment would produce then more revenue than the farm, and I believe that since mrs, Legg has left possession of the house it has been vacant for at least half of the time and is now vacant, and at the peice I have named it will be advantageous to sell because farm lands at the present time in Frederick County are higher than they have been for some years, and I believe that $125.00 an acte is about as much as that farm will ever bring, unless more money would be put into it in the form of improvements. I believe that it would be advantageous that the farm be sold at private sale to Charles W. Zimmerman