agement and control of said farm until her granddaughter, Lillian R. Talbott,(now Lillian R. Humphrey) became 21 years of age. mrs. Hedges had shortly before her death rented the farm to Mr. Nathaniel T. wachter, who took possession under his tenancy the first of April 1897, or thereabouts. Mrs. Hedges had rented the farm to Mr. Wachter for a money rent of $900.00 and he had some small additional matters he was to to attend to, as furnishing some fire wood, and as she died about the beginning of his tenancy he was not required to do that. Mr. Wachter continued as tenant until the first of April 1910. I tried to get Mr. Wachter who was a very satisfactory tenant, to remain on the farm until 1911, when the granddaughter, Lillian R. Talbott as she then was, woukbecome twenty one years of age and be entitled to take charge of the farm herself, under her grandmother's will, but he would not stay and gave me notice in 1909 of his intention to quit at the end of the then year of his tenancy. I then rented the property to Mr. George M. Burrier for $950-00 a year money rent. I tried my best to get $1000.00 rent but he would not pay over $950.00. After renting to him and before the expiration of the then year the barn burned and I was compelled to erect a new barn on the farm, which I did at a cost of something like $2,500.00. Miss Lillian R. Talbott became 21 years of age on the 9th of February 1911, when I transferred the management of the place to her. She gave notice to Mr. Burrier to Quit, I was told, and he left the place the first of April 1912. In the meantime Lillian R. Talbott had married Dr. Frank M. Humphrey and they took possession of the property in 1912. They have one child Frank Talbott Hunphrey, now about 27 months old. Under the provisions of Mrs. Hedges will I had deposited with the Safe deposit and Trust Company Baltimore the balance of the personal estate, after paying debts, costs and expenses &c.,and also during the period I had control of the farm, after paying taxes, costs of repairs &c., I paid from time to time to the Safe Deposit and Trust Company money which they managed for her benefit according to the provisions of Mrs. Hedges' will, and on the 9th of February 1911, the day miss Talbott became 21 years of age, by her appointment I met her at the Safe deposit and trust Company in BAltimore and the Company transferred to her about $18,000.00 or nearly that amount. I also paid her a little additional money, so I think she received fully $18,000.00 in the early part of 1911. She applied a large part of that money, or the proceeds of the securities to the improvement of the mansion house on the farm. I do not know what this improvement cost, but it was a complete renovation and remodeling of the house, which was finished in very fine style, either in mahogany or imitation of mahogony, and I am told the cost amounted to $5,000 or $6,000, if not more. Mrs. Humphrey and her husband managed the farm until, I think, the early part of the year 1914, when they went into bankruptcy and it was found that all the money Mrs, Humphrey had gotten in 1911 was gone, and her estate paid her creditors a little over 8% under the composition that was accepted by the creditors. Dr. Humphrey also went into bankruptcy and his estate paid a dividend of something more than hers, but I think less than 25% under the composition arranged with the creditors. In my opinion neither Mrs. Humphrey nor Dr. Humphrey, her husband, is capable of managing that farm with any degree of success and in the condition they have put the house, with its new finish it is more expensively arranged than would be necessary for a tenant, in case the farm was rented. I am not able at present to state with absolute certainty as to what the rent netted during the time I had charge of the farm, but I do know that the taxes, which now are much more then they were then, and the insurance and the repairs to the farm were considerable, and the income from the farm from the money rent was not over $600 or $700. I could furnish a statement of the