selves because of the vague, indefinite and inadequate descriptions in the deed to them of said land.

(5) That the will of one Andrew G. Chapman, through which Charles F. Macklin claims title to some of the lots in question, had never been recorded in the office of the Register of Wills for Frederick County in accordance with the provisions of the Code of Public General Laws of Maryland.

(6) That there is a mortgage on the property of Charles F. Macklin, included in the report of sales bearing date August 13, 1890, recorded in Liber W. I. P. No. 12, Folio 201, one of the land records of Frederick County, which mortgage has been assigned to his wife, Emily S. Macklin, and that said mortgage is unreleased.

(7) That it did not appear by the two deeds from the Macklins to the Webbers that it was the intention of the parties to convey all the interest of both grantors in and to the lands and property intended to be conveyed.

In regard to the first ground of objection, of course it is well taken. The judgment of $1190.00 should be paid and satisfied or in some way released from the record in order to clear the title of that encumbrance.

In regard to the second exception, that is as to the judgment for $440.07 in favor of James E. Moore, I am inclined to think that is not a lien on the property in the hands of the Trustee, Alban M. Wood. The first deed of trust was executed almost a year before this judgment was obtained, and therefore I do not consider it a lien upon the property in the hands of the Trustee. The confirmatory deed seems intended to make more certain the power of sale in the Trustee, but it conveys the same property. I do not think that is a substantial objection to the ratification of the sale.

As to the third ground of objection, the surveyor, Emory C. Crum, stated in his testimony before the Court that there were markers or corner stones which could be located on the premises from which an accurate location of the several lots, together with their boundaries, could be marked out. I think it would be well if Mr. Crum, or some other good surveyor, would go upon the ground, which is represented by a plat above mentioned, and plant a substantial stone or other durable marker from which all measurements could be made. The deeds could refer to that stone as a starting point, and thus fix with certainty the proper and correct outlines of the several lots intended to be sold by the contract of sale reported in this case.

As to the fourth ground of objection, that Colonel and Mrs. Macklin did not have a good and marketable title to the land at the time they conveyed it to the Webbers by two deeds, one bearing date March 21, 1922 and recorded in Liber No. 340, Folio 56, and the other bearing date June 23, 1923 and recorded in Liber 344, Folio 456, both land records of Frederick County, I am of opinion that the testimony taken in the case shows beyond all question that their title to the property was good and marketable at that time. The whole tract of land, including the lots intended to be conveyed, at one time belonged to Andrew G. Chapman and William A. Stewart, both of whom made wills devising their property to their wives and to their children, as the case may be, and the wills of both of these testators were probated in 1892 and both wills are recorded in the Orphans Court of Frederick County, certified copies having been recently sent to the Court here for recording. Both Mr. and Mrs. Macklin derived title by deeds from the devisees in these two wills, and they have held quiet and peaceable possession of the larger tract of land for many years, more than twenty-one, considerably more, and whatever defect there may have been in the execution of one or the other of these wills I think is amply cured by lapse of time with possession meanwhile being in the Macklins under a claim of right all the time. Thomas L. Danner, an old gentleman of the neighborhood of Knoxville and Weverton, where the land is located, testified he knew the outlines of it in a general way, that is of the larger tract of about 155 acres, and that he pointed out the boundaries as he knew them to be to Mr. Emory C. Crum, the surveyor by whom the survey of the whole tract and also of the sub-division thereof were made in part at