on the Dockets of the Court, a judgment against the grantors in the deed in favor of the Maryland Motor Machine Company, for the sum of $1190.00, this judgment being entered August 15, 1923.

(2). That on September 8, 1924, a judgment was entered against the same grantors in the sum of $440.07, this judgment being entered before the date of the confirmatory deed, but after the date of the first deed above mentioned.

(3). That the description of the lots of ground intended to be sold and conveyed to the purchasers, Corrick and wife, could not be definitely located on a plat referred to in the report of sale, it being a plat of Macklin's Addition to Weverton, recorded in Platbook S. T. H. p. 128, one of the land records of Frederick County, because, as alleged, the plat contains no beginning point or fixed monument from which measurements for an accurate survey could be made. They allege that the attempted description "is vague, indefinite and inadequate".

(4). That Charles F. Macklin and Emily S. Macklin, his wife, from whom the Webbers obtained title to the lots of ground in question, did not have a good title to the same themselves 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.

SECOND: After due hearing before the Circuit Court for Frederick County in the matter of the above objections to the ratification of said sale, the Court in a written opinion, filed December 2, 1927, decided as to said objections as follows:

1. That the judgment in favor of the Maryland Motor Machine Company should be paid and satisfied and so marked on the records.

2. That the judgment in favor of James E. Moore was not a lien on the property in the hands of the Trustee.

3. That some good surveyor could readily place a substantial stone or other durable marker from which all measurements could be made.

4. That the deeds executed by Col. and Mrs. Macklin to the Webbers conveyed, in fee simple, all the right, title and interest of the grantors to the grantees.

5. Thatany defect in the probate of the will of Andrew C. Chapman has been cured by lapse of time.

6. That the mortgage held by Mrs. Macklin should be released before the sale if finally ratified.

7; That the two deeds conveyed the whole right, title and interest in the estate of both the grantors to the Webbers.

THIRD: That at the time said objections were heard by the Court there was further objection to the ratification of the sale upon the part of the purchasers because of the stipulation in the agreement that payment for said five (5) lots of ground was to be evidenced by a confessed judgment against the property herein conveyed, as well as against the equity in other