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of the infant to sell it. It would be impossible as a practical matter to divide it because it is too small and could not be used properly by the heirs. My sister Julia Diggs, paid some money to settle up Bessie's estate and I understand that Bessie's estate is over-paid about one hundred and thirty-seven dollars. I feel that this amount should be paid from the proceeds of the sale of this property. I have no objection to it and none of the rest of the heirs that I have talked to have any objections."

To the general interrogatory: "Nothing further."

Signature of witness waived.

Owen Mercer, a witness of lawful age produced on the part of the complainant, having been first duly sworn, deposes and says:

"My name is Owen Mercer and I am engaged in the business of selling real estate and insurance and have been so engaged for about three years. I am engaged in this business with my father, Grayson Mercer. I reside in Frederick City, Frederick County, Maryland, and I am familiar with the property values in this vicinity. I have examined the property which the court is asked to sell in this proceeding and I have also examined Exhibit No. 1 which purports to be a deed to the property and so far as I am able to ascertain is a deed to the property in question. From my examination of the property I would say that it contains about one and one-fourth or one and one-half acres of land on which land there is a six room frame dwelling house, a concrete block meat house, a hog pen and a garage and a well of water. The property is badly in need of paint, the porch is in very bad condition and the property is in a general run-down condition. I would place the value of this property at approximately Nine Hundred Dollars. It will be necessary to do a great deal of improving upon this property.