

ery shall direct; 1773, ch. 7, s. 1; 4 Geo. 2, c. 10; *Kilt. Rep.* 249; *Bullock v. Bullock*, 1 *Jac. & Wal.* 583; and that in all cases where a decree shall be made for a conveyance, and the party shall neglect to comply therewith, such decree shall be considered to have the same operation as if the conveyance had been executed conformably to such decree. 1785, ch. 72, s. 13; 1826, ch. 159.

Upon the whole, I am, therefore, of opinion, that there is now no other course left but to appoint a guardian for the plaintiff, who shall be directed to execute, in her name, to the defendant such a deed as shall be deemed a sufficient specific performance of her promise, to take effect after her death.

Whereupon it is decreed, that the said defendant, Charlotte C. D. Owings, be and she is hereby directed and required forthwith to bring into this Court the original instrument of writing in the proceedings mentioned, purporting to be a deed made by the said plaintiff, Colegate D. Owings, unto the said defendant, Charlotte C. D. Owings, on the 15th day of June, 1824, to be cancelled and annulled; and the same is hereby declared to be null and void; and the record which hath been made of the said instrument of writing among the land records of Baltimore County Court shall be and the same is hereby declared to be utterly void and of no effect whatever, because of the said instrument of writing having been obtained from the said plaintiff Colegate D. Owings by fraud and at a time when she was *non compos mentis*.

And it is further decreed, that William Gwynn of the City of Baltimore, be and he is hereby appointed guardian of the said plaintiff Colegate D. Owings, for the purpose, and with full power \* and authority to make, execute, acknowledge, and deliver according to law a deed of conveyance as hereinafter de- **408** scribed, in the name and behalf of the said plaintiff Colegate D. Owings, unto the said Charlotte C. D. Owings.

And it is further decreed, that the said plaintiff Colegate D. Owings forthwith execute, acknowledge and deliver, according to law, by her said guardian William Gwynn, unto the said defendant Charlotte C. D. Owings, a good and sufficient deed, thereby conveying all the real estate of the said plaintiff Colegate D. Owings in the proceedings mentioned, called "John and Thomas' Forest," unto the said defendant Charlotte C. D. Owings, her heirs and assigns for ever; and also by the same deed conveying, transferring and making over unto the said defendant Charlotte C. D. Owings, her executors, administrators and assigns, all the personal property of the said plaintiff Colegate D. Owings, which shall be and remain at the time of her death. And in the said deed of conveyance it shall be expressly stipulated and declared, that the same shall in no respect take effect or have any force or operation whatever during the life-time of the said plaintiff Colegate D. Owings; but the same shall take effect and be in full force and operation