estate or interest in lands, exceeding the term of three years, should be assigned or granted unless by deed or note in writing; and as the Acts of Assembly required all conveyances of any estate, for above seven years, in lands to be in writing and recorded. 1715, ch. 47. It seems to have been always considered and held, that, although the title to land, as in case of a levy of the *fieri facias* upon personalty, passed by the sale made by the sheriff; yet some written evidence of the sale was necessary, and that such evidence should be recorded. Hence although no inquisition was required, as under the English statute giving the *elegit;* yet, it seems to have been always understood, that, in all cases, where real estate was levied upon and sold, it was necessary, as an evidence of the title which had been so passed by the sale, that the *fieri facias* should be returned, that the sheriff should specify with sufficient certainty in his return the real estate which he had so sold, and that the return so made by him should be recorded. *Bull* v. *Sheredine*, 1 *H. & J.* 410; *Boring* v. *Lemmon*, 5 *H. & J.* 223; *Barney* v. *Patterson*, 6 *H. & J.* 204.

Upon these general principles it has been laid down, that a return of a sale of lands under a *fieri facias* should regularly, for
591 * the security of purchasers, describe the premises with precision; but it is enough if the description be such as that the property sold may be clearly identified, or sufficiently known or ascertained. It is not necessary, that it should be specified with technical minuteness. Thus if the land be described as, "one tract of land called Habitation Rock, containing 360 acres more or less, situate in North Hundred, Baltimore County;" *Boring* v. *Lemmon*, 5 *H. & J.* 223; or as "all that part of the tract of land called Charles and Benjamin, which was devised to E. D. B. by his father R. B.;" *Berry* v. *Griffith*, 2 *H. & G.* 337; or by a particular name, as "a tract of land called Borough Hall, containing the supposed quantity of 130 acres of land more or less;" *Thomas' Lessee* v. *Turrey*, 1 *H. & G.* 435; it is sufficient. Because the sheriff, not having the title deeds within his reach, cannot be presumed to have it in his power to give a more particular description of the land he sells. *Barney* v. *Patterson*, 6 *H. & J.* 204; *Scott* v. *Bruce*, 2 *H. & G.* 262; *Berry* v. *Griffith*, 2 *H. & G.* 337: *Underhill* v. *Devereux*, 2 *Saund.* 68, *f.* But where it was designated by names common to all similar property, as thus: "to dwelling-house, grist-mill, saw-mill and fulling-mill and all other buildings belonging thereunto, with one hundred acres of land joining the said property," the return was held to be defective for want of a specification; *Williamson* v. *Perkins*, 1 *H. & J.* 449; *McElderry* v. *Smith*, 2 *H. & J.* 72; *Fitzhugh* v. *Hellen*, 3 *H. & J.* 206; and so too where the return described the land as "part of Resurrection Manor, containing 251 acres more or less;" it was held to be void for uncertainty; because there was nothing by which it could be ascer-