

sufficient to discharge the annual assessment; and leaving four infant daughters, who were greatly distressed, and who could not be educated, or maintained, unless by a sale of their inheritance; it was directed, that the land should be sold; that the interest of the purchase money should be applied to their education and maintenance; and that the principal should be divided and paid to them as they respectively arrived at the age of sixteen. November, 1781, ch. 14; 1804, ch. 10. By another special Act, it was stated, that Joseph Walker died intestate, seised of an improved lot of ground in Pig Point, which would have then sold for one thousand pounds; but, from a decay of the improvements, since that time, had been so reduced in value, that its rents were wholly unequal to the necessary repairs; that the son and heir-at-law of the deceased, being then but four years old, before he arrived at full age the lot would be of no value. Whereupon it was directed, that the lot should be sold, and that the money arising from the sale should be put out at interest for the benefit of the heir. 1784, ch. 28.

In another special Act it was set forth, that several lots of ground in Baltimore Town, which had descended to, and been made over to three infants, were then useless to them, and very heavily burthened with taxes; but would be of great advantage to the said children if leased out on ground rents for ninety-nine years renewable forever. Whereupon it was directed, that the lots should be leased with the approbation of the Orphaus' Court. 1784, ch. 31; 1794, ch. 5; *Erroy v. Nicholas*, 2 *Eq. Ca. Abr.* 488; *P— v. Bell*, 6 *Ves.* 419; *In the matter of Starkie*, 3 *Cond. Chan. Rep.* 79. It was stated in the special Act passed on the petition of Sarah Parran, that her husband Richard Parran died seised of two tracts of land, one in Calvert, and another in Charles County, and personal estate to a considerable amount; that at the time of his death he was much indebted, and left the petitioner his widow, and three daughters; and that it would be for the benefit of the children to sell the land in Charles County, to save a part of the personal estate; where-

202 upon *it was enacted, that the land in Charles County containing two hundred and fourteen acres, should be sold, and the proceeds applied towards the payment of the debts due from Richard Parran, deceased; but that no part thereof should be paid to Sarah Parran, nor should she be entitled to any more of the personalty than if this Act had not been passed. 1784, ch. 51; 1801, ch. 82; 1802, ch. 67; 1803, ch. 91; 1810, ch. 58 and 71; 1811, ch. 88; *Waring v. Waring*, 2 *Bland*, 673.

Since the alteration of the common law by the Act to Direct Descents, on its being represented to the General Assembly, by the petition of William Wirt, a minor, that he was entitled to the moiety of a house and lot in Bladensburg, that he had received a classical education, and was then engaged in the study of the law;