

LIEN.—*Continued.*

19. Where, under the Act to Direct Descents, one of the heirs, under an order of sale purchases the whole, and gives bond with another heir as his surety, the lien of such a bond is exclusive of the interests of such obligors. *Ib.*
20. Where one heir sues upon such bond and obtains a judgment; and by virtue of an execution thereon, has the land bound by such statutory lien taken and sold, he thereby extinguishes his lien. *Ib.*
21. Where the lien of a judgment has expired, by lapse of time, it cannot be revived so as to overreach a lien which has attached during the time of such lapse. *Cape Sable Company's Case*, 587.
22. The lien of a judgment upon land being an incident of its liability to be taken in execution under such judgment, there can be no lien where there is no direct or indirect mode of having an execution, founded on such judgment, levied upon such land. *Ib.*
23. But now and here, the judgments and decrees of the County Courts, the Court of Chancery, and the Court of Appeals, give a lien upon the lands of the defendant every where within the State. *Ib.*

## LIFE ESTATE.

1. The various cases in which it may become necessary to put a present value upon a life interest in property. *Williams' Case*, 200.
2. The formation of tables shewing the expectation of human life at every age. *Ib.*
3. In ascertaining the present value of a life interest, and in apportioning a burthen between the tenant for life, and the remainderman or reversioner, the estimate must be made from a consideration of all circumstances, in which assistance may be derived from tables shewing the expectation of life. *Ib.*
4. The tenant for life must keep down the interest of the debt with which the estate is encumbered. *Ib.*
5. The census of this and other countries as shewing the increase of population, and the probability, and the expectation of human life. *Ib.*
6. The assessment laws and the constitutional rule which requires every one to contribute his proportion of public taxes according to his actual worth in property considered with reference to the valuation of life interests. *Ib.*
7. The rule of this Court according to which allowances are made to widows in lieu of dower, its origin and errors considered. *Ib.*
8. The legislative rules, and the rules of the Court by which the value of life interests are to be adjusted. *Ib.*
9. The value of a life interest should be made as of the day when it is taken away. *Ib.*
10. Where a life interest is extinguished by a sale, or the like, its equivalent then vests in the tenant for life; and, after his death, will go to his assignee or legal representative. *Ib.*

## LIMITATIONS.

1. The Statute of Limitations cannot be put in by any one who has nothing to protect by it; and when relied on, in general terms, is applied according to the nature of the claim: is only to prevail as it may apply to the representative of the personalty or the realty; and