

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 and 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;"(c) or as "all that part of the tract of land called *Charles & Benjamin*, which was devised to *E. D. B.* by his father *R. B.*;"(d) 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,"(e) 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.(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:(g) 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 ascertained whether that part was to be located on the north, south, east, or west, of the whole tract. But in this latter it was admitted, that the return would have been good if it had designated a whole tract by any distinct name or description, such as a tract of land called part of a tract; and not as a tract of land being part of a tract called *Resurrection Manor*.(h)

According to these decisions and principles the return under consideration must be deemed sufficient when taken either altogether or in its several parts. The property sold is described as consisting of several parcels of land. *First*, of "one tract of land called the *Pastures Enlarged*." About this there can be no doubt. *Secondly*, of "one tract of land called *Osbourne's* lot and part of

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(c) *Boring v. Lemmon*, 5 H. & J. 223.—(d) *Berry v. Griffith*, 2 H. & G. 337. (e) *Thomas's Lessee v. Turvey*, 1 H. & G. 435.—(f) *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.—(g) *Williamson v. Perkins*, 1 H. & J. 449; *McElderry v. Smith*, 2 H. & J. 72; *Fitzhugh v. Hellen*, 3 H. & J. 206.—(h) *Fenwick v. Floyd*, 1 H. & G. 172; *Purl's Lessee v. Duvall*, 5 H. & J. 69; *Waters v. Duvall*, 6 G. & J. 76.