

1904, art. 93, sec. 222. 1888, art. 93, sec. 219. 1860, art. 93, sec. 219.
1841, ch. 178, sec. 2.

223. With the exception of the articles enumerated in the two preceding sections, all the assets of the deceased shall be included in such inventory.

Title to the decedent's property vests in the administrator. An inventory may upon application to the orphans' court be corrected, but that court can not pass on questions of title to personal property save those provided for by section 244. Purpose of this section. *Fowler v. Brady*, 110 Md. 207.

Ibid. sec. 223. 1888, art. 93, sec. 220. 1860, art. 93, sec. 220. 1798, ch. 101,
sub-ch. 7. 1802, ch. 101, sec. 2. 1807, ch. 136, sec. 1.
1818, ch. 217, secs. 1, 2.

224. The following shall be deemed and taken for assets in the hands of an administrator, to wit: Leases for years, estates for the life of another person or persons, except those granted to the deceased and his heirs only; a common warrant for land not executed or located in the lifetime of the deceased; and all goods, wares, merchandise, utensils, furniture, cattle stock, provisions, tobacco and every kind of produce, the crop on the land of the deceased begun by him or her, things annexed to the freehold or building which may be removed without prejudice to the building, ornaments and every species of personal property (except those things which are denominated heir-looms and the ornaments and jewels of a widow proper for her station, and the clothing of the family).

Debts due the estate form no part of the inventory; *contra*, as to stocks and bonds payable to bearer and having a market value. *Handy v. Collins*, 60 Md. 239.

The subscription list and good-will of a printing office, not being capable of appraisal, are not assets in the hands of an administrator. *Seighman v. Marshall*, 17 Md. 569.

An administrator will be charged as part of the assets of the estate, with any sperate debts lost through his negligence, and hence, an alleged *devastavit* may be inquired into. The administrator may also be charged with property remaining in his hands in *specie*, unless it remains unsold without his default. *Seighman v. Marshall*, 17 Md. 571. As to property lost through negligence, see also, *Hoffman v. Armstrong*, 90 Md. 123.

Any profit which an executor makes by dealing with his testator's assets must be accounted for as part of the estate. *Gephart v. Strong*, 20 Md. 522.

Leasehold property or chattels real, no matter how long the term, is personal estate, and passes to the personal representative. *Devecmon v. Devecmon*, 43 Md. 347; *Allender v. Sussan*, 33 Md. 17; *Williams v. Holmes*, 9 Md. 286.

Property given by a parent in his lifetime to his children by way of advancement, forms no part of his estate. A mortgage is personal property. *Chase v. Lockerman*, 11 G. & J. 126.

If an equitable release has been given, a mortgage need not be returned as assets although no formal release has been recorded. *Marriott v. Handy*. 8 Gill, 41.

The executor of a donor is estopped to allege that a bill of sale is in fraud of creditors; the property is not assets in his hands. *Dorsey v. Smithson*, 6 H. & J. 61.

As to growing crops, and the increase or income resulting from personal property specifically bequeathed, see *Evans v. Izlehart*, 6 G. & J. 173. As to growing crops, see also, *Haslett v. Glenn*, 7 H. & J. 17; *Bevans v. Briscoe*, 4 H. & J. 139.