

57.

To first note to this section, page 2888, vol. 2, of Code, add *Mobley v. Mobley*, 149 Md. 404.

Administration De Bonis Non.

71.

Proceedings commenced by next of kin do not abate by death of administrator and appointment of party filing petition as administrator *d. b. n.*, nor disqualify him from prosecuting in his own right what was begun as next of kin. *Fulford v. Fulford*, 153 Md. 89.

Administration by Foreign Executor and Administrator.

77.

See sec. 41A.

79.

See art. 23, sec. 112.

80. Repealed by ch. 349 of the Acts of 1927.

81. Repealed by ch. 226 of the Acts of 1929 (p. 708).

Conveyance of Real Estate.

An. Code, 1924, sec. 82. 1912, sec. 81. 1904, sec. 80. 1888, sec. 81. 1846, ch. 279, sec. 1. 1872, ch. 451. 1914, ch. 253. 1935, ch. 380.

82. The executor or administrator, including the administrator de bonis non, of a person who shall have made sale of real estate or leasehold estate and have died before receiving the purchase money, or conveying the same, may convey such real estate or leasehold estate to the purchaser; and where any decedent shall have made a sale or conveyance of any real or leasehold interest in lands or tenements and shall have conveyed the same by a deed which deed is defective by reason of erroneous recitals, improper or erroneous description of the property sold and intended to be conveyed or is lacking in any matter of form or execution required by law or in the acknowledgment thereof, or for any other reason, the executor or administrator of such deceased person may execute and deliver a confirmatory deed of such property, and his deed shall be good and valid in law, and shall convey all the right, title, claim and interest of such deceased person in such real estate or leasehold estate as effectually as the deed of such person so dying would have conveyed the same; and in the case of deeds defective as aforesaid the confirmatory deed of such executor or administrator shall be good and sufficient to convey all the right, title, claim and interest of said grantor, and shall bind all persons who would have been bound by the conveyance of such deceased person in the same manner that they would be bound had such defective deed been a good and sufficient deed to convey the real or leasehold estate intended to be conveyed thereby; provided the executor or administrator of the person so dying shall satisfy