

the city of Baltimore and a county, it shall be recorded in all the counties and the said city in which such land lies.

Smith's Lessee v. Smith, 3 H. & McH. 103. Smith's Lessee v. Steele, 3 H. & McH. 103. Hoddy's Lessee v. Harryman, 3 H. & McH. 581. Bradford's Lessee v. McComas, 3 H. & McH. 444. Gassaway v. Dorsey, 4 H. & McH. 405. Carroll's Lessee v. Norwood, 1 H. & J. 167. Cheney's Lessee v. Watkins, 1 H. & J. 527. Owings v. Norwood's Lessee, 2 H. & J. 96. Crawford v. State, 6 H. & J. 231. Hurn v. Soper, 6 H. & J. 276. Mundell v. Perry, 2 G. & J. 193. Burke v. Negro Joe, 6 G. & J. 136. Salmon v. Clagett, 3 Bland, 125. U. S. Ins. Co. v. Shriver, 3 Md. Ch. 381. Budd v. Brooke, 3 Gill, 198. Mann v. Martin, 4 Md. 124. Winchester v. Balto. & S. R. R. Co., 4 Md. 231. Johns v. Scott, 5 Md. 81. Barry v. Hoffman, 6 Md. 78. Burgess v. Lloyd, 7 Md. 178. General Ins. Co. v. U. S. Ins. Co., 10 Md. 517. Berry v. Matthews, 13 Md. 537. Cooke's Lessee v. Kell, 13 Md. 469. Farquharson v. Eichelberger, 15 Md. 73. Bryan's Lessee v. Harvey, 18 Md. 130. Colvin v. Warford, 20 Md. 396. Hoopes v. Knell, 31 Md. 550. Sixth Ward Bldg Ass'n v. Wilson, 41 Md. 506.

P. G. L., (1860,) art. 24, sec. 14. 1856, ch. 154, sec. 100.

14. Every deed of real property, when acknowledged and recorded as herein directed, shall take effect as between the parties thereto from its date.

Carroll's Lessee v. Norwood, 1 H. & J. 167. Jones v. Jones, 2 H. & J. 281. Wickes v. Caulk, 5 H. & J. 36. Betts v. Union Bank, 1 H. & G. 175. Glenn v. Grover, 3 Md. 212. Barry v. Hoffman, 6 Md. 78. Henderson v. M. & C. C. of Balto., 8 Md. 352. Hutchins v. Dixon, 11 Md. 29. Brown v. Murdoch, 16 Md. 533. Phelps v. Phelps, 17 Md. 121. Knell v. Green St. Bldg. Ass'n, 34 Md. 67. Rosenthal v. Maryland Brick Co., 61 Md. 594.

Ibid sec. 15. 1856, ch. 154, sec. 102.

15. No deed of real property shall be valid for the purpose of passing title unless acknowledged and recorded as herein directed.

Ibid. sec. 16. 1825, ch. 203, sec. 1.

16. Where there are two or more deeds conveying the same lands or chattels real, the deed or deeds which shall be first recorded according to law shall be preferred, if made *bona fide* and upon good and valuable consideration. This section to apply to all deeds of mortgage, and to all other deeds or conveyances to the validity of which recording is necessary.

Moncrieff v. Goldsborough, 4 H. & McH. 281. Carroll's Lessee v. Norwood, 1 H. & J. 167. Hardy v. Summers, 10 G. & J. 316. Ohio Life Ins. & T. Co. v. Winn, 2 Md. Ch. 25. Gill v. McAtee, 2 Md. Ch. 255. O'Neill v. Cole, 3 Md. Ch. 174. U. S. Ins. Co. v. Shriver, 3 Md. Ch. 381. Johns v. Scott, 3 Md. Ch.