

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. Nickel v. Brown, 75 Md. 172.

1888, art. 21, sec. 15. 1860, art. 24, 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.

Nickel v. Brown, 75 Md. 172.

Ibid. sec. 16. 1860, art. 24, 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. Johns v. Scott, 3 Md. Ch. 57. O'Neill v. Cole, 3 Md. Ch. 174. U. S. Ins. Co. v. Shriver, 3 Md. Ch. 381. Ing v. Brown, 3 Md. Ch. 521. Clabaugh v. Byerly, 7 Gill, 354. Woollen v. Hillen, 9 Gill, 194. Price v. McDonald, 1 Md. 403. O'Neill v. Cole, 4 Md. 107. Johns v. Scott, 5 Md. 81. General Ins. Co. v. U. S. Ins. Co., 10 Md. 517. Williams v. Banks, 11 Md. 198. Johns v. Reardon, 11 Md. 465. Cooke's Lessee v. Kell, 13 Md. 469. Wilson v. Russell, 13 Md. 496. Farquharson v. Eichelberger, 15 Md. 73. Cockey v. Milne's Lessee, 16 Md. 207. Hoffman S. C. Co. v. C. C. & I. Co., 16 Md. 456. Waters' Lessee v. Riggan, 19 Md. 536. Moore v. Blondheim, 19 Md. 175. Willard's Exrs. v. Ramsburg, 22 Md. 206. Nelson v. Hagerstown Bank, 27 Md. 51. Chew v. Buchanan, 30 Md. 376. Knell v. Green St. Bldg. Ass'n. 34 Md. 67. Busey v. Reese, 38 Md. 264. Kane v. Roberts, 40 Md. 593. Swartz v. Chickering, 58 Md. 290. Tyler v. Abergh, 65 Md. 18. Nickel v. Brown, 75 Md. 172.

Ibid. sec. 17. 1860, art. 24, sec. 17. 1813, ch. 104, sec. 4

17. When a trustee sells and conveys lands lying in one county, under a decree passed in another county, the deed shall be recorded in each county where the land lies, and shall recite so much of the decree under which the sale was made as will show when and by what court it was passed, and the names of the parties, and the appointment of the trustee who made the sale; the city of Baltimore is to be regarded as a county in the meaning of this section.