predecessors be found to purchase such titles except at prices far below the real value, that the land was not deteriorating in value and that if let lie idle it would, that fact, must have caused a still greater sacrifice on a sale subject to life Estate.

That said land has been greatly increasing in value for the last ten years and he further says that the Heirs of Elisha Bull was in easy circumstances so that there was no necessity for sacrificing their property by selling said land before their title had vested in possession.

James Herron Jr.

Exhibit No 2 Alls reference to in said Bill and prayed to be considered as a part thereof is as follows to Wit.

Michael E Pue and Wife
vs
Prescott D Bull and others

} On this 6th day of September 1853 before the subscriber a Justice of the Peace of the State of Maryland in and for said County personally appeared William M Ady and made affidavit that when he was examined as a Witness in the above entitled case he did not understand that he was questioned as to whether it would be more to the interest of the Heirs at Law of Elisha Bull to sell their reversionary title in said land subject to the life Estate of Walter Billingsley, or to wait until after the death of the tenant for life, and that he only meant to testify that in his opinion it would be more advantageous to the parties entitled to sell the land, meaning the entire Estate in fee simple) than for the parties to hold jointly or attempt to divide it. That the farm could not be expected to sell subject to a life Estate without great sacrifice and if he had understood the question he must have answered upon his Examination.

John Herron Jr

And thereupon in pursuance of the prayer contained in said Bill of Complaint the State of Maryland a Writ of Subpoena issued out of the Court here to the said Michael E Pue and Elizabeth his wife directed in form following to Wit.

The State of Maryland } Subpoena

To Michael E Pue and Elizabeth his Wife of Harford County Greeting.

You are hereby commanded that all excuses and delays apart, you do appear before the Circuit Court for Harford County at the Court House in said County on the 17 day of November next to answer unto the Bill of Complaint of John S Vaudrain and others against them and the said Court Exhibited. Hereof fail not

Witness the Honorable Albert Constable Judge of the 6 Judicial Circuit of Maryland the 5th day of September 1853.

(Seal)

Issued this 17 day of October 1853

A Sugar Jarrett Clerk

And afterwards to Wit on the 14 day of November in the year last aforesaid, to which day said cause was continued the Sheriff of Harford County, to Wit Robert H Bussy Gentleman made return of said Writ of the Court thereon thus endorsed to Wit. "Summoned" R H Bussy Shff.

And on the same day to Wit the day and year last aforesaid the said Michael E Pue and Wife by William Thomas Gough their Solicitor filed in Court here the following answer to the Bill of Complaint in the words and of the tenor following to Wit.

Answer of Pue and Wife,

To the Honorable Albert Constable as Chancellor of the Sixth Judicial Circuit of Maryland.

The answer of Michael E Pue and Elizabeth D his Wife to the Bill of Review heretofore filed against them by John S Vaudrain and others praying a review of the Decree heretofore made and passed by Harford County as a Court of Equity in which your Respondents were Complainants and said Vaudrain and others defendants, admits that your Respondents with said Vaudrain and others were entitled as the Heirs at Law of Elisha Bull deceased, who died intestate thereof to the remainder in fee of the said tract of land called "Bonds Lot" which is mentioned and described in said Bill subject to the life Estate of Walter Billingsley who was then in possession of the property and your Respondents being advised and believing that it would be for their interest filed their Bill of Complaint, as said Vaudrain and others have alleged and a decree for the sale of said Lands was therefore passed as by reference to the proceedings in said cause, which they pray may be taken as a part of this answer will more fully appear.

As to whether it was Competent for said Court to pass a decree for the sale of said Estate in remainder subject to the life Estate, and whether the Defendants were duly summoned, and whether the answers filed in their names were filed with their authority and whether the proceeding in said cause were in other respects regular and sufficient to authorize the passage of the Decree these Respondents do not know. They can only say, that being desirous to have said land sold, and finding that the other parties jointly entitled with them were unwilling and were not disposed thereto and some of them being Minors and unable to consent, Your Respondent Michael E Pue employed Messrs Scott and Fernandis to file said Bill herein and take such other proceedings as might be necessary and proper to procure the passage of a Decree, and advance and secure the interests of Your Respondents, in the premises, and although he has no particular knowledge on the subject he presumes that he said solicitors proceeded regularly according to the rules and practice of the Court and the other facts stated in said Bill are admitted to be true.

Having thus answered said Bill as fully as he is advised is material he respectfully submits he asks nothing to the judgment of your Honor to pass such order or Decree in the premises as may be consistent with Equity and to Your Honor shall seem just and equitable, And as in duty bound he shall ever pray &c

Michael E Pue for self & wife
Wm Thos Gough Solr for Respondents.

Harford County To Wit.

On this 14 day of Nov 1853 before the subscriber a Justice of the Peace of the State of Maryland in and for said County personally appeared Michael E Pue and made affidavit that the facts stated in the foregoing answer are correct and true as therein stated to the best of his knowledge and belief.

James Herron Jr.

And this cause being continued until the twenty sixth day of March in