

of for seven years, the husband or wife of such lunatic or insane or absent person may grant and convey by his or her separate deed, whether the same be absolute or by way of lease or mortgage, as fully as if he or she were unmarried, any real estate which he or she may have acquired since the finding of such inquisition or since the beginning of such absence.

A married man has the power, without his wife's joinder, to convey real estate acquired after inquisition finding her a lunatic. Conveyance of realty so as to convert it into stock, or other personal property, because of mental condition of wife and incumbrance of real estate by her dower in case of husband's death. Conveyance of personal property. *Kernan v. Carter*, 132 Md. 580.

Where a husband has been found insane in a criminal case and is confined accordingly, this section applies. *Hadaway v. Smith*, 71 Md. 321.

Application of this section to a marriage subsequent to Code of 1860 and prior to act of 1872, ch. 270, discussed. *Herbert v. Gray*, 38 Md. 536 (dissenting opinion).

Cited but not construed in *Klecka v. Ziegler*, 81 Md. 484.

As to administration upon the estates of persons unheard of for seven years, see art. 93, sec. 243.

An. Code, sec. 14. 1904, sec. 14. 1888, sec. 17. 1880, ch. 253. 1898, ch. 457, sec. 14.

14. No husband shall be liable in any manner for any debts of his wife contracted or for any claims or demands of any kind against her arising prior to marriage, but she and her property shall remain liable therefor in the same manner as if the marriage had not taken place.

This section held to have no application. *Davis v. Carroll*, 71 Md. 571.

An. Code, sec. 15. 1904, sec. 15. 1888, sec. 18. 1880, ch. 253. 1898, ch. 457, sec. 15.

15. Proceedings at law or in equity, according to the nature of such debts, claims or demands may be taken against such married women, notwithstanding her coverture in her married name, joining her husband therein as defendant; but no judgment or decree shall pass against the husband or his estate, but such judgment or decree shall be passed against the wife only; and it shall operate only upon her estate held and owned by her prior or subsequent to said marriage.

See secs. 5 and 20.

An. Code, sec. 16. 1904, sec. 16. 1888, sec. 19. 1880, ch. 253. 1898, ch. 457, sec. 16.

16. Any married woman against whom any proceeding may be taken under the two preceding sections shall have power to appoint an attorney at law to act for her in such proceeding.

Where a husband without his wife's authority employs counsel for her, she is not bound. *Taylor v. Welslager*, 90 Md. 416.

An. Code, sec. 17. 1904, sec. 17. 1888, sec. 14. 1898, ch. 457, sec. 17. 1867, ch. 223. 1900, ch. 135.

17. In all cases where leases for a definite term, or for a term of years, renewable forever, have been or may hereafter be made to a married woman, and the rent therein stipulated to be paid shall be in arrear and unpaid, it shall be lawful for the landlord to levy said rent by distress in the same manner as if the lessee were a *feme sole*; and in case of no sufficient distress being found on said premises, to make such re-entry or bring such action for recovery of the demised premises as he or she might