

This section applied to a covenant in a deed to a railroad company that the company will maintain a station on the land conveyed. This section being in derogation of the common law, will be strictly construed. *Maryland, etc., R. R. Co. v. Silver*, 110 Md. 517.

No words of inheritance now necessary to create fee simple estate—sec. 11.

An. Code, sec. 73. 1904, sec. 71. 1888, sec. 70. 1864, ch. 252, sec. 2.

75. A covenant by the grantor in a deed conveying real estate, "that he will warrant generally the property hereby conveyed," shall have the same effect as if the grantor had covenanted that he, his heirs, devisees and personal representatives, will forever warrant the said property unto the grantee, his heirs, devisees and assigns, against the claims and demands of all persons whomsoever.

An. Code, sec. 74. 1904, sec. 72. 1888, sec. 71. 1864, ch. 252, sec. 3.

76. A covenant by a grantor in a deed conveying real estate, "that he will warrant specially the property hereby conveyed," shall have the same effect as if the grantor had covenanted that he, his heirs, devisees and personal representatives, will forever warrant and defend the said property unto the grantee, his heirs, devisees and personal representatives and assigns, against the claims and demands of the grantor and all persons claiming or to claim by, through or under him.

An. Code, sec. 75. 1904, sec. 73. 1888, sec. 72. 1864, ch. 252, sec. 4.

77. A covenant by the grantor in a deed for land, "that he is seized of the land hereby conveyed," shall have the same effect as if the grantor had covenanted that the said grantor at the time of the execution and delivery of the said deed is and stands lawfully seized of, in and to the same.

An. Code, sec. 76. 1904, sec. 74. 1888, sec. 73. 1864, ch. 252, sec. 5.

78. A covenant by the grantor, in a deed for land, "that he has the right to convey said land," shall have the same effect as if the grantor had covenanted that he has good right, full power and absolute authority to convey the said land unto the grantee in said deed, in the manner in which the same is conveyed, or intended so to be, by the deed, according to its true intent.

An. Code, sec. 77. 1904, sec. 75. 1888, sec. 74. 1864, ch. 252, sec. 6.

79. A covenant by the grantor, in a deed for land "that the said (the grantee) shall quietly enjoy said land," shall have the same effect that if he had covenanted that the said (the grantee), his heirs and assigns, might at any and all times thereafter, peaceably and quietly enter upon, and have, hold and enjoy the land conveyed by the deed, or intended so to be conveyed, with all the rights, privileges and appurtenances thereunto belonging, and to receive the rents and profits thereof, to and for his or their use and benefit, without any eviction, interruption, suit, claim or demand whatever, by the said (the grantor), his heirs or assigns, or any other person or persons whatever.