

heirs, devisees and assigns against the claims and demands of all persons whomsoever.

46. A covenant by the 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, personal representatives and assigns against the claims and demands of the grantor and all persons claiming or to claim by, through, or under him. Special warrant.

47. 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 said deed is, and stands lawfully seized of, in and to the same. Deed for land seized.

48. 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 conveyed, or intended so to be, by the deed according to its true intent. Right to convey land.

49. 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 as 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. Covenant to quietly enjoy land.

50. A covenant by a grantor in a deed for land, "that he has done no act to encumber said land," shall be construed, and have the same effect as if he had covenanted that he had not done or executed, or knowingly suffered any act, deed or thing, whereby the land and premises conveyed or intended so to be, or any part thereof, are or will be charged, affected or encumbered in title, estate or otherwise. Encumbrance.