

## BOOK NOTE

REGISTRATION OF LAND TITLES AND DEEDS. By Narciso Peña:  
Phoenix Press Inc., 1961. Pp. xxx; 709.

In the study of Law, a good book serving as a guide and a source of information is just as necessary as one's own natural talents. It must be one which can give one the essential matters which are necessary for the full understanding of the subject and yet it must not be too extensive so as to include matters which are mere repetition. In this capacity this book on Land Registration serves the student in his struggle through the course. It also is useful to the practicing lawyer for it can be used as the springboard to research materials.

This book simplifies the task of the student by taking the substance of the law and explaining them. His treatment is extensive and well organized, although due to the author's desire to be comprehensive he indulges in expounding on principles of law which do not properly belong to this subject. As a whole the book is ideal for students for the treatment is systematic, orderly, comprehensive, clear and simple. The cases reported are simplified and to the point. The pattern of his discussion is simple and easy to follow.

The book is made up of five parts. Part One deals with the historical background and the general principles of the subject. Part Two takes care of land titles during the Spanish Regime. Part Three treats of land title under the Torrens System, its origin and nature, its application and the procedure under the system, chattel mortgages and real estate mortgages and other related matters. Part Four concerns itself with the system of registration for unregistered land and Part Five discusses deeds and conveyances, how to prepare them and the common problems in practice and the procedure before the offices of Registers of Deeds incident to subsequent registration.

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