

LAND TITLE AND DEEDS. Narciso Peña. Central Law Book Supply Inc., 1951, Pp. 457, Leather-bound. P25.00. Distributed by Central Book Supply, Inc.

Designated both as a simple but comprehensive text-book for law students, and as a handy reference book for practitioners, this book on Land Title and Deeds, written by a well-known law professor and author, is recommended as a worthy addition to one's law library. The author's systematic and exhaustive treatment of the subject facilitates research on any given point; his clear-cut and simple exposition of the matter, paves the way to an easier and better understanding of the law on land registration by the student. This work, incidentally, is allied to the shorter and abridged, Guide to Studies in Land Titles and Deeds, written by the above named author in conjunction with Antonio Noblejas. Being in printed form and leather-bound, it can be handy and lasting.

This text-book purports to be a complete treatment of the law and jurisprudence affecting titles to real estate and all legal incidents connected thereto. All laws affecting title to real estate—the Land Registration Act, the Cadastral Act, the provisions of the Spanish Mortgage Law of 1893 which have survived the change of sovereignty, the Public Land Act, provisions of the Revised Administrative Code and pertinent provisions of the new Civil Code—are carefully considered and explained in this book. In addition the author has endeavored to point out the relationship of these laws with each other, besides showing the provisions which have been repealed or abrogated.

The author's treatment of the subject wisely starts with a brief history of the concept of ownership lands and the registration of title to real estate from ancient times to the present. This exposition coupled with the clear definitions of the different terms that were to be used and the succinct but thorough explanation of the various concepts involved help to make the student understand the subject better. It affords the student a chance to get a more solid grasp of the fundamentals of the law.

The main bulk of the book, however, is devoted to the study of the different systems of land registration enforced in the Philippines.

The Spanish Mortgage Law of 1893, although Spanish in origin, continues to be applicable to lands originally registered under the said law and have not yet come within the purview of the Torrens system. This system is considerably explained in this book.

The Torrens system, governed by Act No. 496, otherwise known as the Land Registration Act, takes up the greater portion of this book. The topical presentation of the law and jurisprudence involved in the Torrens system will surely help the student to understand the said system and aid the practitioner in his research for authorities.

In his presentation of the subject, the author has carefully digested the leading cases designed to illustrate the important provisions of the law, set forth the doctrines enunciated therein clearly and concisely, and pointed out the different doctrines and rulings which have been rendered obsolete by later decisions. The effects of the new provisions of the Civil Code are, furthermore, explained and the repealed provisions of the Land Registration Act singled out. The treatment of the law is not confined to the manner of registration, the issuance of the certificate of title, the assurance fund, etc. The legal incidents connected with the title to real estate are also taken up, such as conveyance of title, transmission by descent, trust and power of attorney, lease, real estate mortgage, and even chattel mortgage, for as the author said, "our knowledge of mortgage in general may not be complete without a sufficient understanding of what chattel mortgage is." In connection with registration of title to real estate under the Torrens system, two other allied laws are taken up for "the rights acquired under Act No. 2259, otherwise known as the Cadastral Act, as amended, as well as under the Public Law Act, come within the purview of the Torrens system."

The other system of land registration considered is that covered by the provisions of the Revised Administrative Code and governs lands which are registered neither under the provisions of the Land Registration Act nor the Spanish Mortgage Law.

Three noteworthy features make this book outstanding: first, the incorporation in the appendix of the Land Registration Act, the Cadastral Act and the Public Land Act; second, an alphabetical list of the important cases in land registration and mortgage; and a chapter illustrating the different legal forms which are connected with title to real state, such as the application for registration, the different motions connected thereto, deed of sale of registered and unregistered land, real estate mortgage, lease, power of attorney, etc.

Acquiring this book would be a wise investment.

*Isaias Fernando, Jr.*

HINTS ON THE TRIAL OF A LAWSUIT. By Rolla R. Longenecker. The Lawyers' Co-operative Publishing Company, Rochester, N.Y. 1947. Pp. 314. Leather-bound, P12.00.

The subtle but tremendous fact that distinguishes human animal life is that the homo can consciously hand on his acquired experience to the next generation. Thus and thus only has mankind been able to achieve progress. The fundamental means of progress has been the use of this generation's experience by the next one. Every individual owes it to the next generation to pass onwards this benefit