

GUIDE TO STUDIES IN LAND TITLES AND DEEDS. By Antonio H. Noblejas and Narciso Pena. 1951. Pp. 165, Leather-bound, P15.00; Paper-bound, P7.00.

From the point of view of law students most of the modern text writers seem to fail in enlightening and guiding their inexperienced minds. There is lacking in most writers the realization that they are not writing for the more experienced and well trained lawyer like themselves, but for the young minds whose knowledge of law is superficial and vague. In most cases the defect seems to be based on the fact that modern text writers refuse to descend from their level of ingenuity, to work under an atmosphere of a classroom and try to convey their ideas in a manner simple enough so that the student could discern the true meaning of the law with a minimum of necessary effort.

To a law student, something more than a thorough discussion of a subject is needed. The idea must be imparted to them in simple and plain terms. New and uncommon words need be defined in order to give them the proper approach to, and the clear understanding of, the subject from the point of view of a student whose knowledge of the law has just started to grow. The authors of the book under review, realizing all of the above considerations, appropriately start with an explanation of the true meaning and scope of Land Registration, and a definition of terms which students may not otherwise understand as they progress in their study of the subject.

The grasp of the subject matter is made more easy by the authors through the exposition of the history and sources of our different registration laws. The authors endeavor to present the different systems of registration during the Spanish regime, connecting the same with the system obtaining in the jurisdiction at present.

On their exposition of the more substantial aspect of Land Registration the authors have made an exhaustive effort to furnish the students with cases pertinent to each topic. The text becomes more valuable when one considers the fact that the authors were indulgent enough to present both sides of controversial issues without however hesitating in the least to give their own honest opinions on the matter.

Noblejas and Peña treat the different system of land registration separately thus allowing the student to understand clearly the aspect of each system. To avoid confusion, each system is distinguished from the others, and then are discussed under their respective headings. Clarity is attained by the authors through the illustration of abstractions by concrete examples which are always more easily comprehended by the student.

The authors discuss the subjects which are common to the systems of land registration in this jurisdiction, e.g., the insurance title, decree of registration, consequence of registration, purpose and probative value of titles, etc.—and this in only done after the

students have had a full understanding of each system taken separately.

To forestall confusion, the authors, whenever possible, reconcile seeming conflicts in land registration with other pertinent provisions of law. Furthermore, for the purpose of thoroughness, Messrs. Noblejas and Peña furnish a presentation of subjects allied to Land Registration. Pertinent provisions of the Civil Code are quoted in their Commentaries together with an exposition of the Chattel Mortgage Law in the Philippines.

The importance of this book is more easily appreciated by a student than by a practitioner. To the latter it may seem too detailed and cumbersome; but to a student of law the presentation of the subject matter appears to be most appropriate and incomparably useful. To students, it is easily seen that the book has been written more with a view to its comprehension, and the guidance of the searcher for legal knowledge, than to further an author's personal pretensions of legal ingenuity.

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