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FLORIDA REAL ESTATE TRANSACTIONS. By Ralph E. Boyer. Matthew Bender & Co., 1959.

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call it, is it not one of man's oldest, deepest longings? the desire to hear the tale, to know the truth and meaning, the solution and the cause? . . . The machinery of law, such as we have evolved it, is perhaps a tribute to civilized restraint and melancholy realism; it is not always wholly to the taste of our instincts." In answer to this truism and to all those in this country who are so anxious to dispense with the Fifth Amendment are the stirring words of Justice Devlin, "I have made it quite clear that I am not criticizing that. I do not criticize it at all. I hope that the day will never come when that right is denied to any Englishman. It is not a refuge of technicality: the law of this matter reflects the natural thought of England. So great is our horror at the idea that a man might be questioned, forced to speak and perhaps to condemn himself out of his own mouth, that we afford to everyone suspected or accused of a crime, at every stage, and to the very end, the right to say: 'Ask me no questions, I shall answer none. Prove your case.'"

Miss Bedford has the unusual talent of being able to write photographic prose; with proselyting without preaching; with making Americans proud of being part of the English heritage of justice and at the same time, a little sad for having discarded so many of their meticulous trial procedures in the name of dispensing with pomp and formalism.

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FLORIDA REAL ESTATE TRANSACTIONS. By Ralph E. Boyer. Matthew Bender & Co., 1959. 1097 numbered pages, but with pagination reserved for expansion. \$30.00.

The law schools purport to teach the substantive law of real property and a lawyer is presumed to have been exposed to (though not necessarily affected by) the Rule Against Perpetuities and the Rule in Shelley's Case. However, neither an LL.B. degree nor a license to practice law is any indication that its holder has any familiarity with the practicalities of conveyancing. In "Florida Real Estate Transactions" Professor Boyer splendidly fills this gap in his scholarly treatise on the Florida law of real property. He begins with the sales contract and leads his reader through the sequence of events which culminates in the transfer of the ownership of a parcel of Florida real estate. In so doing he has provided the Bar not only with an outline of each step to be followed by counsel, but with ample excerpts from, and thoughtful analyses of, the forms usually employed in Florida real estate transactions with a comprehensive treatment of the statutory and case law as it applies to each step in the transaction and to each document which counsel must draft or review. The check list with which each section of the volume commences should prove beneficial

to experienced conveyancers and a real life-saver to those for whom a real estate sale is not an every day affair.

Chapter IV, dealing with additional clauses not usually found in the typical deposit receipt is "must" reading for anyone called upon to advise either a buyer or a seller of real estate. That the usual sales agreement is, in most instances, an inadequate document is no secret. This chapter not only points out these inadequacies, chapter and verse, but presents and analyzes twenty-odd well drafted clauses designed to remedy the deficiencies of the typical form.

Chapter XIII on "Land Description and Boundaries; Disputed Boundaries" should prove especially helpful to those members of the Florida Bar who received their legal training in jurisdictions such as Massachusetts and New York which do not utilize the government survey system of describing land. The sketches and diagrams which accompany the text assist in making clear the customary Florida description of unplatted land. The latter half of this chapter is devoted to the Florida law on disputed boundaries, a topic which is frequently the subject of bitter and protracted litigation.

Other chapters treat such diverse subjects as Future Interests, Water Law and priorities under the Recording Statute.

This work is not just a law professor's exposition of Florida real property law. It is a practical guide for those attempting to close a sale or mortgage of real property and a ready source for an authoritative answer to most of the problems which cross the conveyancer's desk. It is intended to serve the Florida Bar in much the same fashion that a hydrographic office chart of Florida waters would serve a mariner navigating our coasts. This purpose it achieves admirably while, at the same time, it presents the Florida law of real property in a readable and easily comprehended style.

It is, of course, impossible for anyone to express an intelligent opinion on the accuracy of a work such as this until he has lived with it and used it in his daily practice. Random samplings indicate that the author is thoroughly acquainted with his subject matter. His statements of what the law is are amply documented with Florida cases, and where the question has not been adjudicated in Florida, by cases from other jurisdictions or the opinions of text writers.

The loose leaf format of this one volume treatise permits the insertion of new chapters on Landlord and Tenant, Tax Titles and other subjects now in the course of preparation.

This reviewer believes that every Florida lawyer who expects to represent either a buyer or seller of real estate should have this volume on his desk.

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