

NOTICES OF NEW BOOKS.

A PRACTICAL TREATISE ON THE LAW OF COVENANTS FOR TITLE. By WILLIAM HENRY RAWLE. Third edition, revised and enlarged. Boston: Little, Brown & Co. 1860.

Very few books have taken a higher rank in the estimation of the profession than Mr. Rawle's work on Covenants for Title. It is a subject of unusual interest throughout the entire Union. Wherever land is bought and sold, covenants for title are in use, and must be advised upon and interpreted. The method of arrangement in this work is scientific and strictly logical. In the preface to the first edition, the author gives the following arrangement of his subjects: "The ancient warranty and the introduction of covenants for title—the covenant for seizin—the covenant of right to convey—the covenant against incumbrances—the covenant for quiet enjoyment—the covenant for further assurance—and the covenant of warranty, are considered in detail and separately, with the examination, in the respective chapters, of the peculiarity and attributes of each covenant, its form, definition, scope, and measure of damages. Then is considered the extent to which covenants for title run with the land—their operation by way of estoppel or rebutter—the doctrine of implied covenants for title, including the effect given to the words 'grant, bargain, and sell,' by statutory local enactments, and the extent to which covenants for title, whether expressed or implied, may be limited or qualified, either by the insertion of other covenants or by other clauses of a deed—the covenants which a purchaser has the right to expect, and which a vendor is bound to give—the liabilities and rights of the covenantor and covenantee, the heir, the devisee, the executor or administrator, and the assignee; and lastly, the right of the purchaser, at law and in equity, to detain or reclaim the purchase money after the execution of the deed."

When we say that each covenant is fully discussed by the light of all the authorities which are to be found in our books, we have perhaps said as much in commendation of the learned author's labors as can be said, because it is simply saying that the examination and discussion is exhaustive. The labor and accurate learning exhibited by the work on "Covenants for Title," must challenge admiration. No black letter volume has been too obscure to be pressed into service if it cast any light on the examination of the question in hand; no English report, and no American decision of real value or any considerable importance, seems to have been overlooked, if we may judge by the portions of the work to which we have devoted our time and study. We commend the learned author's labors with a complete assurance, that our brethren of the bar will not be disappointed in the study of these well considered pages.