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WARREN MAMBERG
OF COUNSEL
MEMBER OF NEW YORK BAR

April 15, 1998

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

600002492416--3
-04/17/98-01073-001
*****52.50 *****52.50

SUBJECT: Anchor Title Insurance, Ltd.

To Whom It May Concern:

CM

Enclosed is one original and one (1) copy of the Certificate of Amendment to Certificate of Limited Partnership of Anchor Title Insurance, Ltd. Said Certificate is submitted for the purpose of changing the name of said limited partnership to:

REGAL TITLE INSURANCE, LTD.

Please adjust your records accordingly. We have enclosed a check for \$52.50 for the filing fees in this matter. Please return a stamped copy and the receipt to:

James N. Reyer, Attorney at Law
5301 N. Federal Highway
Suite 200
Boca Raton, FL 33487
(561) 241-9003

FILED
98 APR 17 PM 12:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Thank you for your cooperation. If you have any further questions in this matter, please do not hesitate to contact this office.

Very truly yours,


James N. Reyer

enc.
JR/lsr

**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
ANCHOR TITLE INSURANCE, LTD.**

196-295

Pursuant to the provisions of section 620.109, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Department of State on February 12, 1996, adopts the following certificate of amendment to its certificate of limited partnership as previously amended and filed on December 26, 1997:

FIRST: Amendment: Article 1. is amended to read as follows:

The name of the Limited Partnership shall be:

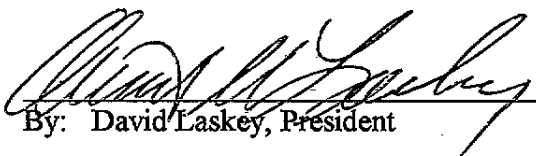
REGAL TITLE INSURANCE, LTD.

SECOND: This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

THIRD: Signature(s)

Signature of current general partner:

SOUTHEASTERN AFFILIATED TITLE AGENCY, INC.
General Partner


By: David Laskey, President

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TALLAHASSEE, FLORIDA