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ARTICLES OF ORGANIZATION OF EOUITY TITLE PARTNERS OF THE UPPER KEYS, L.L.C.

ARTICLE I - NAME

The name of the Limited Liability Company is:

EQUITY TITLE PARTNERS OF THE UPPER KEYS, L.L.C.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is: 99198 Overseas Highway, Suite 5, Key Largo, Florida 33070

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE AND RESIDENT AGENT'S SIGNATURE

The name and the Florida street address of the registered agent are:

Glenn A. Taylor, Esq. 462 Kingsley Avenue, Suite 103 Orange Park, Florida 32073

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

GLENN A. TAYLOR

ARTICLE IV - MANAGEMENT

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company.

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Dated at Orange Park, Florida this 26 day of APRIL, 2005.

EQUITY TITLE PARTNERS OF THE UPPER KEYS, L.L.C.

By Title Management Consultants, Inc., its Managing Member

Glenn A. Taylor, Presiden