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Brandon, FL 33511
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Department of State
Division of Corporations
Corporate Records Bureau
409 E. Gaines St.
Tallahassee, Florida 32399

July 27, 2000

100003344411--7
-08/02/00--01084--002
*****70.00 *****70.00

Re: BROKERS' TITLE SERVICES, INC.

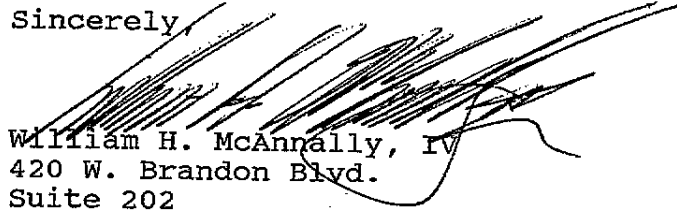
Dear Clerk,

Enclosed are an original and one copy of Articles of Incorporation for the above-named corporation. In addition, a check in the sum of \$70.00 is enclosed which represents the following fees:

Filing Fee	\$35.00
Registered agent fee	\$35.00

Please file the original of the enclosed Articles of Incorporation and return a non-certified copy to the undersigned.

Sincerely,


William H. McAnnally, IV
420 W. Brandon Blvd.
Suite 202
Brandon, FL 33511
(813) 653-0772

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SECRET
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
BROKERS' TITLE SERVICES, INC.

ARTICLE I - NAME

The name of this corporation shall be: BROKERS' TITLE SERVICES, INC.

ARTICLE II - DURATION

The corporation shall have a perpetual existence.

ARTICLE III - PURPOSE

The purpose of this corporation is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$1.00 per share.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this corporation shall be: 420 W. Brandon Blvd., Suite 201, Brandon, FL 33511. The initial Registered Agent of this corporation at such office, shall be LARRY E. CUPPETT, who upon accepting this designation agrees to comply with the provisions of Section 48.091, Florida Statutes, as

amended from time-to-time with respect to keeping an office open for service of process.

ARTICLE VI
PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of this corporation shall be: 420 W. Brandon Blvd., Suite 201, Brandon, FL 33511.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of three (3) members. The number of directors may be increased or decreased from time-to-time by vote of the Shareholders as set out in the By-Laws. The names and addresses of the initial Board are:

NAMES	ADDRESSES
LARRY E. CUPPETT	420 W. Brandon Blvd. Suite 201 Brandon, FL 33511
WILLIAM H. MCANNALLY, IV	420 W. Brandon Blvd. Suite 202 Brandon, FL 33511
BARBARA G. SELLERS-SOSA	420 W. Brandon Blvd. Suite 203 Brandon, FL 33511

ARTICLE VIII - INCORPORATORS

The names and addresses of the person(s) signing these Articles of Incorporation are:

NAME	ADDRESS
LARRY E. CUPPETT	420 W. Brandon Blvd. Suite 201 Brandon, FL 33511

WILLIAM H. McANNALLY, IV

420 W. Brandon Blvd.
Suite 202
Brandon, FL 33511

BARBARA G. SELLERS-SOSA

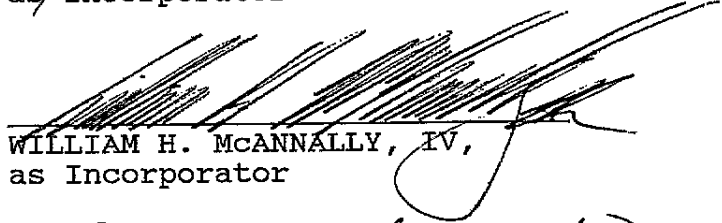
420 W. Brandon Blvd.
Suite 203
Brandon, FL 33511


ARTICLE IX
AMENDMENT OF ARTICLES


This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the Shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation, this 27th day of July, 2000.


LARRY E. CUPPETT,
as Incorporator


WILLIAM H. McANNALLY, IV,
as Incorporator


BARBARA G. SELLERS-SOSA,
as Incorporator


LARRY E. CUPPETT,
as Registered Agent

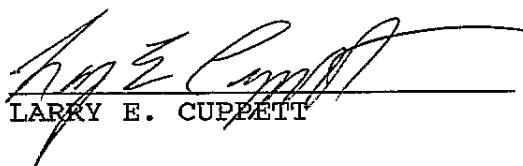
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
REGISTERED OFFICE AND REGISTERED AGENT

Pursuant to applicable Florida Statutes, the following is
submitted:

That BROKERS' TITLE SERVICES, INC., desiring to organize under
the laws of the State of Florida, with its Registered Office as
indicated in the ARTICLES OF INCORPORATION, at 420 W. Brandon
Blvd., Suite 201, Brandon, FL 33511, has named LARRY E. CUPPETT as
its Registered Agent.

ACKNOWLEDGMENT

Having been named Registered Agent for the above-stated
corporation as designated in this Certificate, I hereby accept to
act in this capacity, and agree to comply with the provisions of
said Act relative to keeping open said office.


LARRY E. CUPPETT

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TECHNICAL SERVICE
TALLAHASSEE, FLORIDA