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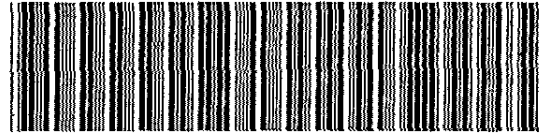
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
04 SEP -1 PM 2:20

TITLE PARTNERS OF SOUTH FLORIDA, INC.
2651 N Federal Highway #200
Fort Lauderdale FL 33306
Telephone (954) 615-0525
Facsimile (954) 567-1690

TRANSMITTAL LETTER

VIA FEDERAL EXPRESS

Florida Department of State
Division of Corporations
409 East Gaines Street
P.O. Box 6327
Tallahassee, Florida, 32314

PLEASE EXPEDITE

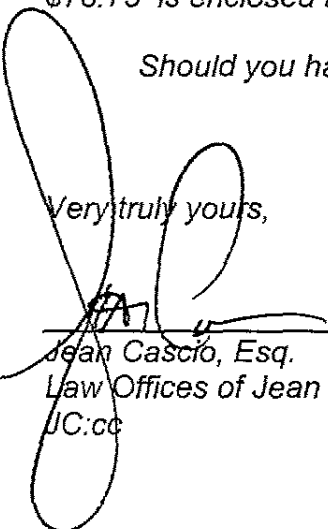
Re: Articles of Incorporation-- BOYD, INC.

Dear Sir or Madam:

Enclosed is an original and one copy of the Articles of Incorporation of the above named corporation, and the Designation of Registered Agent. Please forward a certified copy to us in the enclosed FEDERAL EXPRESS envelope. A check in the amount of \$78.75 is enclosed to cover the filing and certification fees.

Should you have any questions, please call me collect at (954) 615-0525.

Very truly yours,



Jean Cascio, Esq.
Law Offices of Jean Cascio
JC:cc

date:

8/31/04

ARTICLES OF INCORPORATION
OF
BOYD, INC., a Florida Corporation

04 SEP -1 PM 2: 20

The undersigned incorporator, subscribing to these Articles of Incorporation, a natural person competent to contract, hereby forms a Corporation for profit under the laws of the State of Florida,

ARTICLE I - NAME

The name of the Corporation is: **BOYD, INC.**

ARTICLE II - NATURE OF BUSINESS

The Corporation may engage in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE III - CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any one time is 1000 shares of common stock each share having \$1.00 par value. The consideration to be paid for each share shall be fixed by the Board of Directors from time to time.

ARTICLE IV - INITIAL CAPITAL

The amount of capital with which this Corporation will begin business is \$100.00

ARTICLE V - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE VI - ADDRESS

The initial address of the principal office address of the Corporation is: 5316 NE 3rd Terrace, Oakland Park, FL 33334. The mailing address of the Corporation is: PO Box 70068, Oakland Park, FL 33307. The Board of Directors may, from time to time, move the principal office to any other location or address in the state of Florida.

ARTICLE VII - DIRECTORS

The Corporation initially shall have two Directors. The number of Directors may be increased or decreased from time to time as may be provided in the By-laws adopted by the Board of Directors of the Corporation.

MICHAEL J. BOYD
5316 NE 3rd Terrace
Oakland Park, FL 33334

THERESA L. BOYD
5316 NE 3rd Terrace
Oakland Park, FL 33334

ARTICLE VIII - INITIAL DIRECTORS AND OFFICERS

The name and address of the initial Board of Directors and Officers who shall hold office until their successors are elected and have qualified are:

MICHAEL J. BOYD
5316 NE 3rd Terrace
Oakland Park, FL 33334

THERESA L. BOYD
5316 NE 3rd Terrace
Oakland Park, FL 33334

ARTICLE IX - INCORPORATOR AND INITIAL REGISTERED AGENT

The name and address of the incorporator signing these Articles of Incorporation and the initial registered agent is:

THERESA L. BOYD
5316 NE 3rd Terrace
Oakland Park, FL 33334

ARTICLE X - EFFECTIVE DATE

These Articles of Incorporation shall become effective upon their approval and acceptance for filing by the Secretary of State of the State of Florida.

ARTICLE XI - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors of the Corporation as may be proposed by them to the shareholders, and approved at a shareholders meeting by a majority of the shares entitled to vote thereon, unless all of the Directors and all of the Shareholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

ARTICLE XII - BY-LAWS

The Corporation shall adopt a set of By-Laws to govern the business and affairs of the Corporation. Wherever the By-Laws of the Corporation differ from or conflict with the provisions of these Articles of Incorporation, the provisions of these Articles of Incorporation shall govern.

IN WITNESS WHEREOF, I have hereunto set my hand, acknowledged and filed the foregoing Articles of Incorporation under the Laws of the State of Florida, this 31 day of August, 2004.


THERESA L. BOYD

STATE OF FLORIDA)
COUNTY OF BROWARD)ss:
)

BEFORE ME, the undersigned authority, duly authorized to administer acknowledgements in the County and State last aforesaid, this day personally appeared, THERESA L. BOYD me known to be the incorporator and the person who executed these Articles of Incorporation, as Incorporator and who () is personally known or (X) produced her FLORIDA DRIVERS LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of August 2004.



NOTARY PUBLIC
My commission expires:



Jean Cascio
Commission # DB 073256
Expires Jan. 4, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE OF REGISTERED AGENT

Designation as initial agent for the foregoing Corporation is hereby acknowledged and accepted this 31 day of August, 2004



THERESA L. BOYD
5316 NE 3rd Terrace
Oakland Park, FL 33334

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TALLAHASSEE, FLORIDA
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corp/art. BOYD