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P950073715

REFERENCE : 0A1247 119501A

AUTHORIZATION :

Patricia Pyzik

COST LIMIT : \$ 70.00

100001581581

ORDER DATE : September 13, 1995

ORDER TIME : 11:00 AM

ORDER NO. : 0A1247

CUSTOMER NO: 119501A

CUSTOMER: MR. Bonnie W. Brown
TITLE GUARANTY OF SOUTH
FLORIDA, INC.
107 Southwest Sixth Street
St. Lande,dale, FL 33701

DOMESTIC FILING

NAME: TITLE GUARANTY & ESCROW, INC.

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Debbie Skipper

EXAMINER'S INITIALS:

RECEIVED
SEP 13 1995
FILED
95 SEP 22 AM 9:41
SECRETARY OF STATE
TALLAHASSEE, FL 32301

T. BRQWN SEP 25 1995

ARTICLES OF INCORPORATION
OF

TITLE GUARANTY & ESCROW, INC.

FILED
95 SEP 22 AM 9:41
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

TITLE GUARANTY & ESCROW, INC.

The address of the principal office of this corporation shall be 3111 North Ocean Drive, Apartment 1106, Hollywood, Florida 33019, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have two Directors, initially. The names and addresses of the initial members of the Board of Directors are:


Bonnie Guess	3111 North Ocean Drive Apartment 1106 Hollywood, Florida 33019
Ronald E. Carlton	Same

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Corporate Agents, Inc.
1201 Hays Street
Tallahassee, Florida 32301

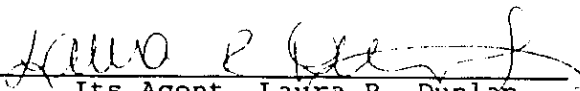
The undersigned incorporator has executed these Articles of Incorporation on September 22, 1995.



Incorporator
Its Agent, Laura R. Dunlap

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: 

Its Agent, Laura R. Dunlap
Authorized Service Representative
Corporation Service Company

KWJ/dks