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November 29, 1996

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

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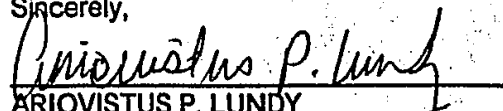
Re: UNIVERSAL TITLE COMPANY, INC

Ladies and Gentlemen:

Please find enclosed for filing one original and one copy of the Articles of Incorporation of UNIVERSAL TITLE COMPANY, INC. Also enclosed is a check in the amount of \$70.00 as the appropriate filing fee, and a separate check in the amount of \$52.50 for 1 certified copies.

Please return the copy, stamped to show the date of filing, to the undersigned.

Sincerely,


ARIOVISTUS P. LUNDY
20305 NW 3 CT., MIAMI, FL 33169

PH
12/9/96

ARTICLES OF INCORPORATION

FILED

OF

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

UNIVERSAL TITLE COMPANY, INC.

ARTICLE I

The name of the Corporation is UNIVERSAL TITLE COMPANY, INC.

ARTICLE II

The principal place of business and mailing address of this corporation shall be 20305 NW 3 CT., MIAMI, FL 33169.

ARTICLE III

The aggregate number of shares which the Corporation has authority to issue is 1,000 shares of common stock with no par value.

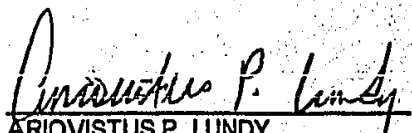
ARTICLE IV

The address of the initial registered office of the Corporation is 20305 NW 3 CT., MIAMI, Florida 33169, and the name of the Corporation's initial registered agent for service of process at such address is ARIOVISTUS P. LUNDY.

ARTICLE V

The name and address of the incorporator to these Articles of Incorporation is:
ARIOVISTUS P. LUNDY, 20305 NW 3 CT., MIAMI, FL 33169.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of
December, 1996.


ARIOVISTUS P. LUNDY
20305 NW 3 CT., MIAMI, FL 33169

FILED

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

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Pursuant to the provisions of sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: UNIVERSAL TITLE COMPANY, INC.
2. The name of the registered agent and office is:

ARIOVISTUS P. LUNDY
20305 NW 3 CT., MIAMI, Florida 33169

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION 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.

SIGNATURE

DATE

Ariovistus P. Lundy
12/2/96