

ANNUAL STATEMENT

For the Year Ended December 31, 2003

OF THE CONDITION AND AFFAIRS OF THE

Alamo Title Insurance

NAIC Group Code 0670 (Current Period)	0670 NAIC Compan	y Code 50598 Em	ployer's ID Number 74-0476580
Organized under the Laws of _	, ,	, State of Domicile or Po	ort of Entry TX
Country of Domicile US			
Incorporated October 1, 1922	Co	mmenced Businessocto	ber 16, 1922
Statutory Home Office 10010 s	San Pedro Avenue Suite 800 San	Antonio, TX 78216	
Main Administrative Office4			
Mail Address 4050 Calle Real	Santa Barbara, CA 93110		
Primary Location of Books and	Records 4050 Calle Real	Santa Barbara, CA 93110	805-696-7000
Internet Website Address	www.fnf.com		
Statutory Statement Contact	Jan B. Ramsey	805-696-7000	
-	jramsey@fnf.com	805-696-7802	
Deliana Deletiana Cantast	(E-Mail Address)	(Fax Number)	
Policyowner Relations Contact			614 949-622-4338
	OFF	ICERS	
President	Ronald Ray Maudsley		
SVP & Corporate S	Secretary Todd Chliveny Johnson #	#	
CFO & Treasurer	Alan Lynn Stinson		
		•••	
5 W DD "		residents	
Francene Mary DePrez #	Darryl James Tyson		
	DIRECTORS	OR TRUSTEES	
Christopher (NMN) Abbinante #	William Patrick Foley II	Ronald Ray Maudsley	Raymond Randall Quirk
Alan Lynn Stinson	Darryl James Tyson	Frank Patrick Willey	
		_	
State of Florida County of Duval ss			
above, all of the herein described assets w that this statement, together with related e liabilities and of the condition and affairs of	vere the absolute property of the said repo xhibits, schedules and explanations therein f the said reporting entity as of the reportin with the NAIC Annual Statement Instruction gulations require differences in reporting n	rting entity, free and clear from any liens n contained, annexed or referred to, is a ng period stated above, and of its income ns and Accounting Practices and Procec	ting entity, and that on the reporting period stated is or claims thereon, except as herein stated, and a full and true statement of all the assets and it is an addeductions therefrom for the period ended, dures manual except to the extent that: (1) state procedures, according to the best of their
(Signature)	(Si	ignature)	(Signature)
Patrick Gerard Farenga #		liveny Johnson #	Alan Lynn Stinson
(Printed Name) Vice President		inted Name) prporate Secretary	(Printed Name) CFO & Treasurer
Subscribed and sworn to before me this		a. Is this an origi	inal filing? YES [X] NO []
	, 2004	ŭ	State the amendment number
			Date filed
			Number of pages attached

ASSETS

			Current Year		Prior Year
		1	2	3 Net Admitted	4
		Assets	Nonadmitted Assets	Assets (Cols. 1 - 2)	Net Admitted Assets
1.	7	42,037,081		42,037,081	42,301,207
۷.	Stocks (Schedule D):				
	2.1 Preferred stocks	44.000.500		44.000.500	44 500 740
_	2.2 Common stocks	14,686,529		14,686,529	11,583,710
3.	7	06 507	11 507	72,000	70,000
			14,587	12,000	72,000
,	3.2 Other than first liens	10,165	10,165		
4.	Real estate (Schedule A):				
	 4.2 Properties held for the production of income (less \$ 0 encumbrances) 4.3 Properties held for sale (less \$ 0 encumbrances) 	8,865	8,865		
5	Cash (\$ 1,146,975 , Schedule E-Part 1), cash equivalents (\$ 0 ,	0,000	0,003		
J.	Schedule E-Part 2) and short-term investments (\$ 3,511,043 , Schedule DA)	4,658,018		4,658,018	5,494,161
6	Contract loans (including \$ 0 premium notes)			4,030,010	3,434,101
7	Other invested assets (Schedule BA)	1,894,500	4,500	1,890,000	2,160,000
8.	Description of the Common of t	1,034,500	4,500	1,030,000	2,100,000
9.	Aggregate write-ins for invested assets				
	Subtotals, cash and invested assets (Lines 1 to 9)	63,381,745	38,117	63,343,628	61,611,078
	The section of Committee and Committee and	240.050		319,850	587,415
	Premiums and considerations:	310,000			307,713
12.	12.1 Uncollected premiums and agents' balances in the course of collection	1,726,557	11,851	1,714,706	1,187,419
	12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet	1,720,007			
	due (including \$ 0 earned but unbilled premiums)				
	12.3 Accrued retrospective premiums				
13	Reinsurance:				
	13.1 Amounts recoverable from reinsurers				
	13.2 Funds held by or deposited with reinsured companies				
	13.3 Other amounts receivable under reinsurance contracts				
14.	Amounts receivable relating to uninsured plans		* * * * * * * * * * * * * * * * * * * *		
	Current federal and foreign income tax recoverable and interest thereon		* * * * * * * * * * * * * * * * * * * *	350,428	413,964
	Net deferred tax asset	505,991		505,991	248,259
16.	Guaranty funds receivable or on deposit				
17.	Electronic data processing equipment and software	0.047	3,617		
	Furniture and equipment, including health care delivery assets (\$ 0)		37,616		
19.	Net adjustment in assets and liabilities due to foreign exchange rates	[
20.	Receivables from parent, subsidiaries and affiliates	1,966,085	57,910	1,908,175	2,198,151
21.					
22.					
23.		3,333,773	1,851,196	1,482,577	1,357,778
24.	Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell				
	Accounts (Lines 10 to 23)	71,625,662	2,000,307	69,625,355	67,604,064
25.					
26.	Total (Lines 24 and 25)	71,625,662	2,000,307	69,625,355	67,604,064

DETAILS OF WRITE-INS				
0901.				
0902.				
0903.				
0998. Summary of remaining write-ins for Line 9 from overflow page				
0999. Totals (Lines 0901 through 0903 + 0998) (Line 9 above)				
2301. Title Plants	1,572,452	95,199	1,477,253	1,352,454
2302. Accounts Receivable & Prepaids	1,755,997	1,755,997		
2303. Cash Surrender Value of Life Insurance	5,324		5,324	5,324
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 + 2398) (Line 23 above)	3,333,773	1,851,196	1,482,577	1,357,778

	LIABILITIES, SURPLUS AND OTHER FUNDS	1 Current Year	2 Prior Year
1	Known claims reserve (Part 2B, Line 3, Col. 4)	2,055,956	1,649,393
2.	Statutory premium reserve (Part 1B, Line 2.5, Col. 1)		
3.	Aggregate of other reserves required by law		
4.	Supplemental reserve (Part 2B, Col. 4, Line 12)		
1	Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6.			
1	Other expenses (excluding taxes, licenses and fees)		
1	Taxes, licenses and fees (excluding federal and foreign income taxes)		
1	Current federal and foreign income taxes (including \$	1	
1	Net deferred tax liability		
9.	Borrowed money \$ 0 and interest thereon \$ 0	1	
1	Dividends declared and unpaid		
11.	Premiums and other consideration received in advance		
	Unearned interest and real estate income received in advance		
1	Funds held by company under reinsurance treaties		
	Amounts withheld or retained by company for account of others		
	Provision for unauthorized reinsurance		
16.	Net adjustment in assets and liabilities due to foreign exchange rates		
17.	Drafts outstanding		
18.	Payable to parent, subsidiaries and affiliates	5,285,787	1,480,657
19.	Payable for securities	83,413	
20.	Aggregate write-ins for other liabilities		
	Total liabilities (Lines 1 through 20)		32,383,993
22.	Aggregate write-ins for special surplus funds		
1	Common capital stock		
24.			
25.	Aggregate write-ins for other than special surplus funds		
1	Surplus notes	1	
1	Gross paid in and contributed surplus	1	
1	Unassigned funds (surplus)	00.450.500	
1	Less treasury stock, at cost:		
	29.1 0 shares common (value included in Line 23 \$ 0)		
	29.2 0 shares preferred (value included in Line 24 \$ 0)		
20		27 740 944	25 220 074
1	Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	37,740,841	35,220,071
31.	Totals (Page 2, Line 26, Col. 3)	69,625,356	67,604,064
	DETAILS OF WRITE-INS		
-			
0301.			
0302.	***************************************		
0398.			
0399.			
2001.			
2002.			
2003.			
2098. 2099.	• • •	-	
2201.			
2202.	***************************************		
2203.			
2298.	, , , , , , , , , , , , , , , , , , , ,		
2299.	, , , , , ,		
2501. 2502.	***************************************		
2502.			
	Summary of remaining write-ins for Line 25 from overflow page		
2599.	Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)		

OPERATIONS AND INVESTMENT EXHIBIT	1	2
STATEMENT OF INCOME	Current Year	Prior Year
STATEMENT OF INCOME	Current real	Piloi feai
OPERATING INCOME		
1. Title insurance and related income (Part 1):		
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	131,307,683	107,584,44
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	164,537	
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	618,493	149,57
Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	132,090,713	107,734,02
DEDUCT:		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	2,588,332	2,267,85
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	127,270,107	104,678,97
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	129,858,439	106,946,83
8. Net operating gain or (loss) (Lines 3 minus 7)	2,232,274	787,19
INVESTMENT INCOME		
9. Net investment income earned (Exhibit of Net investment Income, Line 17)	1,365,531	2,031,68
Net investment income earned (Exhibit of Net investment moorne, Line 17) Net realized capital gains and (losses) (Exhibit of Capital Gains (Losses))	2,299,078	(1,684,62
11. Net investment gain or (loss) (Lines 9 + 10)		347,06
	0,004,000	041,00
OTHER INCOME		
12. Aggregate write-ins for miscellaneous income or (loss)		
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	5,896,883	1,134,25
14. Federal and foreign income taxes incurred	1,807,122	256,59
15. Net income (Lines 13 minus 14)	4,089,761	877,65
CAPITAL AND SURPLUS ACCOUNT		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	35,220,071	38,175,61
GAINS AND (LOSSES) IN SURPLUS		
17. Net income (from Line 15)	4,089,761	877,65
18. Net unrealized capital gains or losses	4004044	3,396,00
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income tax	257,732	(84,22
21. Change in nonadmitted assets (Exhibit 1, Line 5, Col. 3)	268,663	455,02
22. Change in provision for unauthorized reinsurance (Page 3, Line 15, Cols. 2 minus 1)		
23. Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)		
24. Change in surplus notes		
25. Cummulative effect of changes in accounting principles		
26. Capital Changes:		
26.1 Paid in		****
26.2 Transferred from surplus (Stock Dividend)		* * * * * * * * * * * * * * * * * * * *
26.3 Transferred to surplus		
27. Surplus Adjustments:		
27.1 Paid in		
27.2 Transferred to capital (Stock Dividend)		
27.3 Transferred from capital		/7 000 00
28. Dividends to stockholders	(7,000,000)	(7,600,00
29. Change in treasury stock (Page 3, Lines (29.1) and (29.2), Cols. 2 minus 1)		* * * * * * * * * * * * * * * * * * * *
30. Aggregate write-ins for gains and losses in surplus		/0 DEE 50
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	2,520,770 37,740,841	(2,955,53) 35,220,07
	37 740 64 11	33.220.07

DETAILS OF WRITE-INS		
0201.		
0202.		
0203.	*********	
0298. Summary of remaining write-ins for Line 2 from overflow page		
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above)		
0601.		
0602.		
0603. 0698. Summary of remaining write-ins for Line 6 from overflow page		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above)		
1201.		
1202.		
1203.		
1298. Summary of remaining write-ins for Line 12 from overflow page 1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)		
3001. Prior year tax adjustment 3002.		
3003.		
3098. Summary of remaining write-ins for Line 30 from overflow page		
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)		

CASH FLOW

		1	2
	Cash from Operations	Current Year	Prior Year
,	Promiums collected not of rainsurance	133,540,288	109,240,540
2.	Premiums collected net of reinsurance Net investment income	2.051.023	2.339.935
3.	Mindleman	2,001,023	2,009,900
	Total (Lines 1 through 3)	135,591,311	111,580,475
5.		2,178,304	2,710,491
	Net transfers to Separate, Segregated Accounts and Protected Cell Accounts		
7.		126,441,554	103,844,908
8.			
9.	Dividends paid to policyholders Federal and foreign income taxes paid (recovered) \$ 0 net tax on capital gains (losses)	2,001,318	586,335
10.		130,621,176	107,141,734
11.	Net cash from operations (Lines 4 minus 10)	4,970,135	4,438,741
	Cash from Investments		
12	Proceeds from investments sold, matured or repaid:		
12.	12.1 Bonds	32,154,265	14,197,934
	12.2 Stocks	39,042,035	54,375,617
	100	332	101
	12.4 Real estate		75,161
	12.5 Other invested assets	275,500	274,000
	12.6 Net gains (losses) on cash and short-term investments		
	12.7 Miscellaneous proceeds	83,413	
	12.8 Total investment proceeds (Lines 12.1 to 12.7)	71,555,545	68,922,813
13.	Cost of investments acquired (long-term only):		
	13.1 Bonds		24,439,531
	13.2 Stocks	35,760,415	41,047,038
	13.3 Mortgage loans		82,238
	13.4 Real estate		
	13.5 Other invested assets		14,000
	13.6 Miscellaneous applications	07.055.004	05 500 007
1,,	13.7 Total investments acquired (Lines 13.1 to 13.6)	67,255,061	65,582,807
14.	Net increase (decrease) in policy loans and premium notes Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14)	4,300,484	3,340,006
13.	Net cash from investments (Line 12.0 militus Line 13.7 militus Line 14)	4,300,404	3,340,000
	Cash from Financing and Miscellaneous Sources		
16.	Cash provided (applied):		
	16.1 Surplus notes, capital notes		
	16.2 Capital and paid in surplus, less treasury stock 16.3 Borrowed funds received		
	16.4 Net deposits on deposit-type contracts and other insurance liabilities		
	16.5. Dividende to steelikeldere	14,600,000	
	16.6 Other cash provided (applied)	4,493,237	(3,049,298)
17.	Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(10,106,763)	(3,049,298)
	RECONCILIATION OF CASH AND SHORT-TERM INVESTMENTS	(, , , , , , , , , , , , , , , , , , ,	(2)2 2)
18.		(836,144)	4,729,449
ı	Cash and short-term investments:	(000,114)	1,120,440
'•	19.1 Beginning of year	5,494,162	764,713
1	19.2 End of year (Line 18 plus Line 19.1)	4,658,018	5,494,162

OPERATIONS AND INVESTMENT EXHIBIT

PART 1A - SUMMARY OF TITLE INSURANCE PREMIUMS WRITTEN AND RELATED REVENUES

	1	Agency Operations		4	5
		2	3		
			Affiliated	Current Year	
	Direct	Non-Affiliated	Agency	Total	Prior Year
	Operations	Agency Operations	Operations	(Cols. 1 + 2 + 3)	Total
Direct premiums written		49,014,020	84,245,770	133,259,790	108,421,279
Escrow and settlement service charges	164,537	xxx	XXX	164,537	
3. Other title fees and service charges (Part 1C,					
Line 5)	618,493	XXX	XXX	618,493	149,576
4. Totals (Lines 1 + 2 + 3)	783,030	49,014,020	84,245,770	134,042,820	108,570,855

PART 1B - PREMIUMS EARNED EXHIBIT

		1	2
		Current Year	Prior Year
1.	Title premiums written:		
	1.1 Direct (Part 1A, Line 1)	133,259,790	108,421,279
	1.2 Assumed	34,364	93,937
	1.3 Ceded	9,608	6,628
	1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	133,284,546	108,508,588
2.	Statutory premium reserve:		
	2.1 Balance at December 31 prior year	18,862,763	17,938,622
	2.2 Additions during the current year	6,087,890	4,746,988
	2.3 Withdrawals during the current year	4,111,027	3,822,847
	2.4 Other adjustments to statutory premium reserves		
	2.5 Balance at December 31 current year	20,839,626	18,862,763
3.	Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	131,307,683	107,584,447

PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

		1	2
		Current Year	Prior Year
1.	Title examinations		
2.	Searches and abstracts		
3.	Surveys	*****	****
4.	Aggregate write-ins for service charges	618,493	149,576
5.	Totals	618,493	149,576
	DETAILS OF WRITE-INS		
0401	. Misc. Income	618,493	149,576
0402	•		
0403	•		
0498	. Summary of remaining write-ins for Line 4		
	from overflow page		
0499	. Total (Lines 0401 through 0403 plus 0498)		
	(Line 4 above)	618,493	149,576

OPERATIONS AND INVESTMENT EXHIBIT PART 2A - LOSSES PAID AND INCURRED

TAKT ZA - LOOGLO TAID AND INCONNED							
		1	Agency O	perations	4	5	
			2	3			
			Non-Affiliated	Affiliated	Total		
		Direct	Agency	Agency	Current Year	Total	
		Operations	Operations	Operations	(Cols. 1+2+3)	Prior Year	
1.	Losses and allocated loss adjustment expenses paid - direct business, less salvage		1,484,488	697,282	2,181,770	2,710,490	
2.	Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage						
3.	Total (Line 1 plus Line 2)		1,484,488	697,282	2,181,770	2,710,490	
4.	Deduct: Recovered during year from reinsurance						
5.	Net payments (Line 3 minus Line 4)		1,484,488	697,282	2,181,770	2,710,490	
6.	Known claims reserve - current year (Page 3, Line 1, Col. 1)		1,561,715	494,240	2,055,955	1,649,393	
7.	Known claims reserve - prior year (Page 3, Line 1, Column 2)		1,323,808	325,585	1,649,393	2,092,028	
8.	Losses and allocated LAE incurred (Lines 5 plus Line 6 minus Line 7)		1,722,395	865,937	2,588,332	2,267,855	
9.	Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)						
10.	Losses and loss adjustment expenses incurred (Line 8 plus Line 9)		1,722,395	865,937	2,588,332	2,267,855	

OPERATIONS AND INVESTMENT EXHIBIT PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

		4	Agency O	perations	4	-
		1	2	3	4	5
			Non-Affiliated	Affiliated	Total	Total
		Direct	Agency	Agency	Current Year	Prior
		Operations	Operations	Operations	(Cols. 1 + 2 + 3)	Year
1.	Loss and allocated LAE reserve for title and other losses of which notice has been					
	received:					
	1.1 Direct (Schedule P, Part 1, Line 12, Col. 17)		1,563,000	495,000	2,058,000	1,649,393
	1.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 18)					
2.	Deduct reinsurance recoverable from authorized and unauthorized companies					
	(Schedule P, Part 1, Line 12, Col. 19)					
3.	Known claims reserve (Line 1.1 plus Line 1.2 minus Line 2)		1,563,000	495,000	2,058,000	1,649,393
4.	Incurred But Not Reported:					
	4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)		5,564,097	1,761,903	7,326,000	7,139,000
	4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21)					
	4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22)					
	4.4 Net incurred but not reported		5,564,097	1,761,903	7,326,000	7,139,000
5.	Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	XXX	XXX	XXX		XXX
6.	Less discount for time value of money, if allowed (Sch. P, Part 1, Line 12, Col. 33)	XXX	XXX	XXX		XXX
7.	Total Schedule P reserves (Lines 3 + 4.4 + 5 - 6)(Sch. P, Part 1, Line 12, Col. 35)	XXX	XXX	XXX	9,384,000	XXX
8.	Statutory premium reserve at year end	XXX	XXX	XXX	20,839,626	XXX
9.	Aggregate of other reserves required by law	XXX	XXX	XXX		XXX
10.	Gross supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	XXX	XXX	XXX		XXX
11.	Unrecognized Schedule P transition obligation	XXX	XXX	XXX		XXX
12.	Net recognized supplemental reserve (Lines 10 - 11)	XXX	xxx	XXX		XXX

⁽a) If the sum of Lines 3+8+9 is greater than Line 7, place a "0" in this Line.

OPERATIONS AND INVESTMENT EXHIBIT

PART 3 - EXPENSES

FART J-EXPENSES									
		Title and Escrow Op	perating Expenses		5	6	7	Tot	als
	1	Agency O	perations	4				8	9
	Direct Operations	2 Non-affiliated Agency Operations	3 Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Unallocated Loss Adjustment Expenses	Other Operations	Investment Expenses	Current Year (Cols. 4 + 5 + 6 + 7)	Prior Year
1. Personnel costs: 1.1 Salaries 1.2 Employee relations and welfare 1.3 Payroll taxes 1.4 Other personnel costs	20,091 2,016 1,321 102	1,224,222 122,853 80,489 6,222	2,104,213 211,161 138,347 10,694	3,348,526 336,030 220,157 17,018				3,348,526 336,030 220,157 17,018	2,946,968 318,455 211,407 14,677
1.5 Total personnel costs 2. Amounts paid to or retained by title agents 3. Production services (purchased outside):	23,530	1,433,786 41,644,735	2,464,415 71,608,905	3,921,731 113,253,640				3,921,731 113,253,640	3,491,507 92,134,573
3.1 Searches, examinations and abstracts 3.2 Surveys 3.3 Other 4. Advertising 5. Boards, bureaus and associations	1,322	80,534	138,424	220,280				220,280	505 221,105
Boards, bureaus and associations Title plant rent and maintenance Claim adjustment services Amounts charged off, net of recoveries Marketing and promotional expenses	(158)	(9,657) 35,608 48,904	(16,598) 84,057	(26,413) 35,608 133,764				(26,413) 35,608 133,764	(22,287) 32,556 129,917
10. Insurance 11. Directors' fees 12. Travel and travel items 13. Rent and rent items	5,095 3,129	52,990 310,465 190,654	91,080 533,633 327,700	133,704 144,940 849,193 521,483				133,704 144,940 849,193 521,483	95,277 838,973 543,529
14. Equipment 15. Cost or depreciation of EDP equipment and software 16. Printing, stationery, books and periodicals 17. Postage, telephone, messengers and express	1,891 19,666 2,683	115,206 1,198,344 163,489 124,159	198,019 2,059,736 281,008 213,407	315,116 3,277,746 447,180 339,604				315,116 3,277,746 447,180 339,604	382,581 2,078,442 491,477 487,404
18. Legal and auditing 19. Totals (Lines 1.5 to 18) 20. Taxes, licenses and fees:	6,168 67,038	375,833 45,765,138 892.823	645,989 78,629,926	1,027,990 124,462,102 2,427,424				1,027,990 124,462,102 2,427,424	1,384,206 1,384,206 102,289,769 1,963,656
20.2 Insurance department licenses and fees 20.3 Gross guaranty association assessments 20.4 All other (excluding federal income and real estate)	1,131	68,942 854	118,499 1,468	188,572 2,336				188,572 2,336	154,015 2,545
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4) 21. Real estate expenses 22. Real estate taxes 23. Aggregate write-ins for miscellaneous expenses	1,145 15,173 3,663	962,619	1,654,568	2,618,332 15,173 174,500				2,618,332 15,173 174,500	2,120,216 15,000 253,996
24. Total expenses incurred (Lines 19+20.5+21+22+23) 25. Less unpaid expenses - current year 26. Add unpaid expenses - prior year	87,019 21,727 6,141 71,433	46,790.592 1,323,906 918,298 46,384,984	80.392.496 2,275,554 1,866,741 79.983.683	127,270,107 3,621,187 2,791,180 126,440,100				(a) 127,270,107 3,621,187 2,791,180 126,440,100	104,678,977 2,791,180 1,957,111 103,844,908
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26) DETAILS OF WRITE-INS 2301. General and miscellaneous expense 2302. Interest Expense	1,031 2,632	46,384,984	79,983,683	126,440,100 171,868 2,632				126,440,100 171,868 2,632	103,844,908 253,996
2303. 2398. Summary of remaining write-ins for Line 23 from overflow page 2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)	3,663	62,835	108,002	174,500				174,500	253,996

⁽a) Includes management fees of \$ 0 to affiliates and \$ 0 to non-affiliates.

OPERATIONS AND INVESTMENT EXHIBIT PART 4 - NET OPERATING GAIN/LOSS EXHIBIT

	1	Agency O	perations	4	5	Tot	als
	Direct Operations	2 Non-affiliated Agency Operations	3 Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Other Operations	6 Current Year (Cols. 4 + 5)	7 Prior Year
Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)		48,296,035	83,011,648	131,307,683		131,307,683	107,584,447
	164,537			164,537		164,537	
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)				618,493		618,493	149,576
Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)		48,296,035	83,011,648	132,090,713		132,090,713	107,734,023
DEDUCT:							
Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)		1,761,228	827,104	2,588,332		2,588,332	2,267,855
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3, 6)	87,019	46,790,592	80,392,496	127,270,107		127,270,107	104,678,977
Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	07.040	48,551,820	81,219,600	129,858,439		129,858,439	106,946,832
8. Net operating gain or (loss) (Lines 3 minus 7)	696,011	(255,785)	1,792,048	2,232,274		2,232,274	787,191
DETAILS OF WRITE-INS							
0201. 0202. 0203. 0298. Summary of remaining write-ins for Line 2 from overflow page							
0299. Totals (Lines 0201 through 0203 plus 0298)							
0601. 0602. 0603.							
0698. Summary of remaining write-ins for Line 6 from overflow page							
0699. Totals (Lines 0601 through 0603 plus 0698)							

EXHIBIT OF NET INVESTMENT INCOME

		1 Collected During Year	2 Earned During Year
1.	U.S. Government bonds	(a) 940,635	395,152
1.1		(a) 830,520	
	Other bonds (unaffiliated)	(a)	
1.3	Bonds of affiliates	(a)	
2.1	Preferred stocks (unaffiliated)	(b)	
2.11	Preferred stocks of affiliates	(b)	
2.2	Common stocks (unaffiliated)	20,431	20,431
2.21	Common stocks of affiliates		
	Mortgage loans	(c) 294	294
	Real estate	(d)	
5.	Contract loans		
6.	Cash/short-term investments	(e) 36,318	36,245
	Derivative instruments	(f)	
8.	Other invested assets	47,828	47,828
9.	Aggregate write-ins for investment income		
10.	Total gross investment income	1,876,026	1,608,460
11.	Investment expenses		(g) 242,929
	Investment taxes, licenses and fees, excluding federal income taxes		(g)
	Internal company		(h)
	Depreciation on real estate and other invested assets		(i)
15	Aggregate write-ins for deductions from investment income		(9
	T () () () () () () () () () (242,929
	Net investment income - (Line 10 minus Line 16)		1,365,531
	·	1	1,303,331
	DETAILS OF WRITE-INS		
0901.			
0902.			
0903.			
	Summary of remaining write-ins for Line 9 from overflow page		
	Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)		
1501.			
1502.			
1503.			
	Summary of remaining write-ins for Line 15 from overflow page		
1599.	Totals (Lines 1501 through 1503) plus 1598 (Line 15, above)		
(b) Ind (c) Ind (d) Ind (e) Ind (f) Ind (g) Ind (h) Ind	cludes \$ 0 accrual of discount less \$ 0 amortization of premium and less cludes \$ 0 accrual of discount less \$ 0 amortization of premium. cludes \$ 0 investment expenses and \$ 0 investment taxes, licenses and fed segregated and Separate Accounts. cludes \$ 0 interest on surplus notes and \$ 0 interest on capital notes.	s \$ 0 paid for accrued s \$ 0 paid for accrued 0 paid for accrued 0 paid for accrued 0 paid for accrued es, excluding federal income taxes, att	dividends on purchases. interest on purchases. interest on purchases.
(h) In		ested assets.	

EXHIBIT OF CAPITAL GAINS (LOSSES)

		1	2	3	4	5
		Realized Gain (Loss) On Sales or Maturity	Other Realized Adjustments	Increases (Decreases) by Adjustment	Net Gain (Loss) from Change in Difference Between Basis Book/Adjusted Carrying and Admitted Values	Total
1.	U.S. Government bonds	646,867				646,867
1.1	Bonds exempt from U.S. tax	166,554			* * * * * * * * * * * * * * * * * * * *	166,554
1.2	Other bonds (unaffiliated)		* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *	
1.3	Bonds of affiliates					
	Preferred stocks (unaffiliated)					
2.11	Preferred stocks of affiliates					
	Common stocks (unaffiliated)	1,485,657			1,121,332	
1	Common stocks of affiliates			3,935,708	(158,260)	3,777,448
3.	Mortgage loans					
4.	Real estate				335	
5.	Contract loans					
0.	Cash/short-term investments					
8.	Derivative instruments Other invested assets				5.500	5,500
9.	Aggregate write-ins for capital gains (losses)				3,500	5,500
10.	Total capital gains (losses)	2.299.078		3.935.708	968.907	7.203.693
	, ,	2,200,010		5,550,700	333,307	7,200,000
	DETAILS OF WRITE-INS					
0901.						
0902.						
0903.						
0998.	Summary of remaining write-ins for Line 9 from overflow page					
0999.	Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)					

EXHIBIT 1 - ANALYSIS OF NONADMITTED ASSETS AND RELATED ITEMS

		1	2	3
		End of Current Year	End of Prior Year	Changes for year (Increase) or Decrease
1.	Summary of Items Page 2, Lines 12 through 20, Column 2	110,994	671,472	560,478
2.	Other Assets:			
	2.1 Bills receivable		*****	
	2.2 Leasehold improvements		*****	
	2.3 Cash advanced to or in the hands of officers or agents			
	2.4 Loans on personal security, endorsed or not			
	2.5 Agents' balances (net)			
3.	Total (Lines 2.1 to 2.5)			
4.	Aggregate write-ins for other assets	1,851,196	1,559,381	(291,815)
5.	Total (Line 1 plus Lines 3 to 4)	1,962,190	2,230,853	268,663
	DETAILS OF WRITE-INS			
0401.	Accounts Receivable & Prepaids	1,755,997	1,436,121	(319,876)
0402.	Title Plants	95,199	123,260	28,061
0403.	***************************************			
	Summary of remaining write-ins for Line 4 from overflow page			
0499.	Totals (Lines 0401 through 0403 + 0498) (Line 4 above)	1,851,196	1,559,381	(291,815)

1. Summary of Significant Accounting Policies:

The financial statements of Alamo Title Insurance are presented on the basis of accounting practices prescribed or permitted by the State of Texas Department of Insurance.

A. Accounting Practices:

To the extent possible, the accompanying financial statements have been prepared in substantial conformity with the NAIC Accounting Practices and Procedures manual, except where the laws of the State of Texas differ. Significant variances between Texas basis of accounting and NAIC SAP are: investments in title plants are limited in Texas to 100% of an insurer's capital stock, with the approval of the Commissioner, with a limit of one plant per county, as compared to NAIC SAP which allows the lesser of 20% of admitted assets or 40% of surplus, without a per county limitation; and recovery rates on amounts set aside in the statutory premium reserves differ.

A reconciliation of the Company's net income and capital and surplus between NAIC SAP and practices prescribed and permitted by the state of Texas is shown below:

	<u>12/31/2003</u>	<u>12/31/2002</u>
Net Income, Texas Basis	4,089,761	877,655
State Prescribed/Permitted Practices (Income): Statutory Premium Reserve Recovery, net of tax	143,397	241,743
Net Income, NAIC SAP basis	4,233,158	1,119,398
Statutory Surplus, Texas Basis	37,740,841	35,220,071
State Prescribed/Permitted Practices (Surplus): Statutory Premium Reserve	385,140	241,743
Title Plants	95,199	123,260
Statutory Surplus, NAIC SAP Basis	38,221,180	35,585,074

B. Use of Estimates in the Preparation of the Financial Statements:

The preparation of financial statements in conformity with Statutory Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. It also requires disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

C. Accounting Policy:

A portion of title insurance premiums written, escrow fees and other title fees is deferred and set aside in the statutory premium reserve which is computed and amortized in accordance with accounting practices prescribed by the Texas Department of Insurance. The remaining portion of title insurance premiums, escrow fees and other title fees are recognized at the time of the closing of the related real estate transaction.

Amounts paid to or retained by title agents are recognized as an expense when incurred.

In addition, the company uses the following accounting policies:

- (1) Short term investments are stated at amortized cost.
- (2) Bonds are stated at amortized cost using the effective interest method with exception to those bonds with a NAIC designation of 3-6, which are stated at the lower of amortized cost or market value.
- (3) Unaffiliated common stock holdings are stated at NAIC market value.
- (4) Preferred stocks are stated at NAIC market value with exception to the preferred stock with a NAIC designation of 3-6, which are stated at the lower of cost or market.
- (5) Mortgage Loans on Real Estate are stated at the aggregate carrying value less accrued interest.
- (6) Loan-backed securities are stated at amortized cost or the lower of amortized cost or market value.

- (7) Investment in Subsidiaries, Controlled or Affiliated Companies are valued using the underlying statutory equity, as adjusted, or audited GAAP equity, as appropriate for each individual investment.
- (8) Interest in Joint Ventures are valued based on the underlying equity of the investee.
- (9) Derivatives None
- (10) Anticipated investment income to be used as a factor in a premium deficiency calculation None
- (11) Unpaid losses and loss adjustment expense include an amount determined from individual case estimates and loss reports. Such liabilities are necessarily based on assumptions and estimates. While management believes the amount is adequate, the ultimate liability maybe in excess of or less than the amount provided. The methods for making such estimates and for establishing the resulting liability are continually reviewed and any adjustments are reflected in the period determined.

2. Accounting Changes and Correction of Errors:

- **A.** During the current year's financial statement preparation, there was no individually material change in accounting principle or correction of errors. Refer to item B for discussion of the initial implementation of codification.
- **B**. The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of Texas. Effective January 1, 2001, the State of Texas required that insurance companies domiciled in the State of Texas to prepare their statutory basis financial statements in accordance with the NAIC Accounting Practices and Procedures Manual Version effective January 1, 2001, except where that conflicts to the laws of the State of Texas.

3. Business Combinations and Goodwill:

Non-applicable.

4. <u>Discontinued Operations:</u>

Non-applicable.

5. <u>Investments:</u>

- A. Mortgage Loans At December 31, 2003 and 2002, the Company had mortgage loans receivable consisting of promissory notes secured by first deeds of trust on real estate, with installments due monthly through 2021 in 2003 and 2002, or upon sale of real estate securing such promissory notes. Interest rates were 8% in 2003 and 2002.
- B. Debt Restructuring Non-applicable
- C. Reverse Mortgages Non-applicable
- D. Loan Backed Securities

Prepayment assumptions for single class and multi-class mortgage backed/asset backed securities were obtained from broker dealer survey values or internal estimates.

A broker market analysis was used in determining the market value of its loan-back securities.

E. Repurchase Agreements – Non Applicable

6. <u>Joint Ventures, Partnerships and Limited Liability Companies:</u>

The Company has no investments in Joint Ventures, Partnerships or Limited Liability Companies that exceed 10% of its admitted assets.

7. <u>Investment Income:</u>

There was no due and accrued income excluded in the financial statements.

8. <u>Derivative Instruments:</u>

None

9. <u>Income Taxes:</u>

A. The components of the net DTA recognized in the Company's Assets, Liabilities, Surplus and Other Funds are as follows:

	2003	2002
(1)Total of gross deferred tax assets	1,955,229	1,794,586
(2)Total of deferred tax liabilities	(641,739)	(1,546,327)
Net deferred tax asset	1,313,490	248,259
(3)Deferred tax asset nonadmitted	(807,499)	-
(4)Net admitted deferred tax asset	505,991	248,259
(5)Increase(decrease) in nonadmitted asset	807.499	

B. Deferred tax liabilities are not recognized for the following amounts – Non-applicable

C. Current income taxes incurred consist of the following major components:

	2003	2002
Federal	1,807,122	256,599
Foreign	-	-
Sub-total	1,807,122	256,599
Other	-	
Federal income taxes incurred	1,807,122	256,599

The main components of the 2003 deferred tax amounts are as follows:

The main components of the 2003 ucies	icu tax amounts are a	is fullows.		
	Statutory	Tax	Difference	Tax Effect
Deferred tax assets:				
Discounting of reserves		4,946,767	(4,946,767)	1,731,368
Reserve Accruals	(187,176)		(187,176)	65,512
Employee Benefits	(325,578)		(325,578)	113,952
Incentive Compensation			-	-
Pension plan			-	-
Unrealized Loss			-	-
Other	(126,849)		(126,849)	44,397
Total deferred tax assets	(639,603)	4,946,767	(5,586,370)	1,955,230
Nonadmitted deferred tax assets			-	(807,499)
Admitted deferred tax assets			(5,586,370)	1,147,731
				-
Deferred tax liabilities:				-
Unrealized Gains	906,150		906,150	(317,153)
Amortization/Depreciation		(884,112)	884,112	(309,439)
Other	43,278		43,278	(15,147)
Total deferred tax liabilities	949,428	(884,112)	1,833,540	(641,739)
Net admitted deferred tax asset			(3,752,830)	505,992
			_	

The changes in main components of DTAs and DTLs are as follows:

	2003	2002	Change
Deferred tax assets:			
Discounting of reserves	1,731,368	1,620,006	111,362
Reserve Accruals	65,512	55,687	9,825
Employee Benefits	113,952	98,677	15,275
Incentive Compensation	-	-	-
Pension plan	-	-	-
Unrealized Loss	-	-	-
Other	44,397	20,216	24,181
Total deferred tax assets	1,955,230	1,794,586	160,644
Nonadmitted deferred tax assets	(807,499)	-	(807,499)
Admitted deferred tax assets	1,147,731	1,794,586	(646,856)
Deferred tax liabilities:			
Unrealized Gains	(317,153)	(1,454,381)	1,137,229
Amortization/Depreciation	(309,439)	-	(309,439)
Other	(15,147)	(91,946)	76,799
Total deferred tax liabilities	(641,739)	(1,546,327)	904,588
Net admitted deferred tax asset	505,992	248,259	257,733

The change in net deferred income taxes is comprised of the following:

	Dec. 31, 2003	Jan. 1, 2003 C	Change
Total deferred tax assets	1,147,731	1,794,586	(646,856)
Total deferred tax liabilities	(641,739)	(1,546,327)	904,588
Net deferred tax asset	505,992	248,259	257,733

D. Among the more significant book to tax adjustments were the following:

Income before taxes	Amount 5,895,427	Tax Effect 2,063,399
Tax exempt income deduction	(715,763)	(250,517)
Dividends received deduction	(2,707)	(947)
Nondeductible goodwill	-	-
Meals & Entertainment	72,568	25,399
Other non deductible adjustments	3,495	1,223
Subtotal after permanent differences	5,253,020	1,838,556
Temporary differences and prior year adjustments	218,019	(31,434)
Taxable Income/Current Tax	5,471,039	1,807,122

E. (1) The Company does not have any capital loss or operating loss carry forwards.

E.(2) The amount of Federal income taxes incurred and available for recoupment in the event of future net losses is:

a. 2003	\$1,807,122
b. 2002	\$256,599
c. 2001	\$2,704,145

F. The Company is included in a consolidated federal income tax return with its parent company, Fidelity National Financial, Inc. (See organizational chart on Schedule Y for a complete listing of the Fidelity National Financial consolidated group). The Company has a written agreement, approved by the Company's Board of Directors, which sets forth the manner in which the total combined federal income tax is allocated to each entity that is a party to the consolidation. Pursuant to this agreement, the Company has the enforceable right to recoup federal income taxes paid in prior years in the event of future net losses, which it may incur, or to recoup its net losses carried forward as an offset to future net income subject to federal income taxes. The written agreement also provides that each entity in Fidelity's consolidated group compute their tax as though the entity pays tax on a stand alone basis.

10. Information Concerning Parent, Subsidiaries and Affiliates:

- **A.** The Company is a member of a holding company group, as disclosed on Schedule Y Part 1 of this Annual Statement.
- **B.** A summary of material transactions between the Company and its parent, subsidiaries and affiliates is disclosed on Schedule Y Part 2 of this Annual Statement.
- C. The dollar amount of these transactions is disclosed on Schedule Y Part 2 of this Annual Statement.
- **D.** At December 31, 2003 and 2002, the Company had a receivable from the parent and/or other related parties totaling \$1,908,175 and \$2,198,151 respectively, and a payable to the parent and/or other related parties of \$5,285,787 and \$1,480,657, respectively. Intercompany balances are generally settled on a monthly basis.
- **E** There are no guarantees or undertakings, written or otherwise, for the benefit of an affiliate or related party that could result in a material contingent exposure of the reporting entity's or any related party's assets or liabilities.
- **F.** The Company has several service agreements and cost sharing arrangements withy its subsidiaries and affiliates. These arrangements are based on a straight pass-through allocation of actual costs incurred by the insurer. The balances on these arrangements are shown on Schedule Y.
- **G.** Alamo Title Holding Company, domiciled in the State of Texas, owns 100% of the outstanding shares of the Company.
- **H.** The Company owns no shares of stock of its ultimate parent.
- I. The Company owns 100% of the stock of Alamo Title Company, a non-insurance company, whose carrying value is in excess of 10% of the admitted assets of the Company. The Company carries this investment at the audited GAAP equity of the non-insurer, adjusted for a difference in goodwill.

The statement value of Alamo Title Company assets, liabilities and equity as of 12/31/2003 and 12/31/2002 were

 12/31/2003
 12/31/2002

 Assets
 \$14,121,515
 \$9,483,076

 Liabilities
 \$2,381,007
 \$1,697,151

 Equity
 \$11,740,508
 \$7,785,925

Net income for Alamo Title Company for the periods ending 12/31/2003 and 12/31/2002 was \$3,980,060 and \$3,148,093 respectively.

J. Impairment write downs – None

11. <u>Debt:</u>

The Company has no debt.

12. <u>Retirement Plans, Deferred Compensation, Postemployment Benefits and Compensated Absences and Other Postretirement Benefit Plans:</u>

- A. Defined Benefit Plan None
- B. Defined Contribution Plan None
- C. Multi-employer Plan None
- D. Consolidated/Holding Company Plans The Company's employees are covered by a qualified voluntary contributory savings plan ("401(k) Plan") sponsored by Fidelity National Financial, Inc, its ultimate parent. Under this plan, participating employees make contributions of up to 15% from pre-tax annual compensation, up to the amount allowed pursuant to the Internal Revenue Code, into individual accounts that are generally not available until the employee reaches age 59 ½. The Company matches participants' contributions at a rate of 50% of the first 6% of compensation. Matching contributions of \$22,314 and \$19,915 were made in 2003 and 2002, respectively.

The Company's employees are covered to participate in an Employee Stock Purchase Plan ("ESPP") . Eligible employees may voluntarily purchase, at current market prices, shares of Fidelity National Financial's common stock through payroll deduction. Pursuant to the ESPP, employees may contribute an amount between 3% and 15% of their base salary and certain commissions. The Company contributes varying amounts as specified in the ESPP. The Company's cost of its employer matching contributions for the years 2003 and 2002 were \$15,432 and \$14,126.

Certain Company officers are participants in the 1991, 1993, 1998 and 2001 Executive Incentive Stock Option Plans (the "Plans") sponsored by Fidelity National Financial, Inc. Under the Plans, participants have the option to purchase shares of Fidelity National Financial stock at annually declining share prices. Options granted under these plans expire within a specified period from the grant date. There is no material effect on the Company's financial statements as a result of the creation of these Plans.

The Company's employees are covered to participate in certain health care and life insurance benefits for retired employees, provided they meet specific eligibility requirements. The costs of these benefit plans are accrued during the periods the employees render service. The Company is both self-insured and fully insured for its postretirement health care and life insurance benefit plans, and the plans are not funded. The health care plans provide for insurance benefits after retirement and are generally contributory, with contributions adjusted annually. Postretirement life insurance benefits are contributory, with coverage amounts declining with increases in a retiree's age. The Company experienced net health care and life insurance cost of \$0 during 2003 and 2002 .

Certain Company employees and directors may be eligible to participate in a non-qualified deferred compensation plan sponsored by the Company's ultimate parent, Fidelity National Financial. Selected participants may elect to defer an annual amount of salary, bonus, commissions and/or directors' fees for a minimum of \$25,000 and a maximum of 100%. Plan assets are maintained by a trust established by the sponsor, and there is no expense to the Company in connection with this plan.

13. Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations:

- A. The Company has 1,600,000 shares of common stock authorized, 1,241,436 shares issued and outstanding. The par value per share is \$2.50.
- B. The Company has no preferred stock outstanding.

- C. The maximum amount of dividends which can be paid by Texas domiciled title insurance companies to shareholders without prior approval of the Insurance Commissioner is subject to restrictions related to statutory surplus. No dividends, including all dividends paid in the preceding twelve months, which exceed the greater of 20% of the statutory surplus or 100% of net income for the preceding year, can be paid without prior approval. The maximum dividend payout which may be made without prior approval in 2004 is \$7,548,000. The Company paid dividends totaling \$7,000,000 during 2003.
- D. The Company has no restrictions placed on unassigned funds (surplus).
- E. Advances to surplus not repaid Non-applicable.
- F. The Company holds no stock for any option or employee benefit plans.
- G. Changes in balances in special surplus funds Non-applicable
- H. The portion of unassigned funds (surplus) represented or reduced by each of the following items:

(1) Unrealized gains and losses
 (2) Non-admitted asset values
 (3) Provision for reinsurance
 4,922,797
 (1,962,190)
 -0-

- I. Surplus Notes None
- J. Quasi-reorganization Non-applicable

14. Contingencies:

- A. Contingent Commitments None
- B. Assessments Non-applicable
- C. Gain Contingencies None
- D. All Other Contingencies:
 - (1) In the ordinary course of business, the Company is involved in various pending and threatened litigation matters related to our operations, some of which include claims for punitive or exemplary damages. Management believes that no actions, other than those listed below, depart from customary litigation incidental to our business and that the resolution of all pending and threatened litigation will not have a material effect on the Company's results of operations, financial position or liquidity.

15. Leases:

The Company is a party to a number of long-term noncancelable operating leases for certain facilities, furniture and equipment which expire from 2004 to 2006. Rental expense for the years 2003 and 2002 was \$384,729 and \$379,434, respectively. At December 31, 2003, the minimum rental commitments under all such leases with initial or remaining terms of more than one year, exclusive of any additional amounts that may become due under escalation clauses, are:

2004	1,155,958
2005	1,096,459
2006	506,320
2007	76,665
2008 and beyond	0
	2,835,402

16. <u>Information About Financial Instruments With Off Balance Sheet Risk and Financial Instruments With Concentrations of Credit Risk:</u>

None

17. Sale, Transfer, and Servicing of Financial Assets and Extinguishments of Liabilities:

None

18. Gains or Loss to the Reporting Entity from Uninsured A & H Plans and the Uninsured Portion of Partially Insured Plans:

Non-applicable

19. <u>Direct Premium Written/Produced by Managing General Agents/Third Party Administrators:</u>

Non-applicable

20. September 11 Events:

Non-applicable

21. Other Items:

- A. Extraordinary Items None
- B. Troubled Debt Restructuring None
- C. Other Disclosures:
 - (1) Assets in the amount of \$265,270 and \$260,635 at December 31, 2003 and 2002 respectively, were on deposit with government authorities or trustees as required by law.
 - (2) In conducting its operations, the Company routinely holds customers' assets in trust, pending completion of real estate transactions. Such amounts are maintained in segregated bank accounts and have not been included in the accompanying statutory financial statements. At December 31, 2003 and 2002, the Company held approximately \$1,281,127 and \$0, respectively, of such assets in trust and has a contingent liability relating to the proper disposition of these assets for its customers.

22. Events Subsequent:

There were no events subsequent to December 31, 2003, which may have a material effect on the financial condition of the Company.

23. Reinsurance:

- A. Unsecured Reinsurance Recoverable None
- B. Reinsurance in Dispute None
- C. Reinsurance Assumed or Ceded Non-applicable
- D. Uncollectible Reinsurance None
- E. Commutation of Ceded Reinsurance None
- F. Retroactive Reinsurance None
- G. Reinsurance Accounted for as Deposit None

24. Retrospectively Rated Contracts:

None

25. Change in Incurred Losses and Loss Adjustment Expenses:

Reserves for incurred losses and loss adjustment expenses attributable to insured events of prior years has increased (decreased) by \$407,000 from \$1,649,000 in 2002 to \$2,056,000 in 2003 as a result of reestimation of unpaid losses and loss adjustment expenses. This increase (decrease) is generally the result of ongoing analysis of recent loss development trends. Original estimates are increased or decreased as additional information becomes known regarding individual claims.

26. Inter-company Pooling Arrangements:

None

27. <u>Structured Settlements:</u>

None

28. Supplemental Reserve:

None

SUMMARY INVESTMENT SCHEDULE

		Gros Investment	Holdings	Admitted A Reported Annual Sta	in the atement
	Investment Categories	1 Amount	2 Percentage	3 Amount	4 Percentage
 1. Bor	nde:				
	U.S. treasury securities	378,742	0.598	378,742	0.598
l	U.S. government agency and corporate obligations				
	(excluding mortgage-backed securities):				
	1.21 Issued by U.S. government agencies				
	1.22 Issued by U.S. government sponsored agencies	2,314,341	3.654	2,314,341	3.654
1.3	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3				
1.4	· · · · · · · · · · · · · · · · · · ·				
	and political subdivisions in the U.S.: 1.41 States, territories and possessions general obligations	22,706,350	35.846	22,706,350	35.846
	1.42 Political subdivisions of states, territories and possessions and political	22,700,330		22,700,330	33.040
	subdivisions general obligations	7,530,906	11.889	7,530,906	11.889
	1.43 Revenue and assessment obligations	4,654,304	7.348	4,654,304	7.348
	1.44 Industrial development and similar obligations				
1.5	Mortgage-backed securities (includes residential and commercial MBS):				
	1.51 Pass-through securities:				
	1.511 Guaranteed by GNMA				
	1.512 Issued by FNMA and FHLMC	4,452,439	7.029	4,452,439	7.029
	1.513 Privately issued 1.52 CMOs and REMICs:				
	1.521 Issued by ENMA and EHLMC				
	1.522 Privately issued and collateralized by MBS issued or				
	guaranteed by GNMA, FNMA, or FHLMC				
	1.523 All other privately issued				
2. Oth	er debt and other fixed income securities (excluding short term):				
2.1	, , , , , , , , , , , , , , , , , , , ,				
	Unaffiliated foreign securities				
l	Affiliated securities lity interests:				
	Investments in multiple funds				
l	Preferred stocks:				
	3.21 Affiliated				
	3.22 Unaffiliated				
3.3	Publicly traded equity securities (excluding preferred stocks):				
	3.31 Affiliated				
_ ,	3.32 Unaffiliated	2,537,752	4.006	2,537,752	4.006
3.4	Other equity securities: 3.41 Affiliated	12,148,777	19.179	12,148,777	19.179
	3.42 Unaffiliated	12,140,777		12,140,777	19.179
3.5	Other equity interests including tangible personal property under lease:				
	3.51 Affiliated				
	3.52 Unaffiliated				
4. Moi	tgage loans:				
	Construction and land development				
I	Agricultural				
	Single family residential properties				
4.4 4.5	Multifamily residential properties Commercial loans	72,000	0.114	72,000	0.114
4.6	***************************************	72,000		12,000	
	al estate investments:				
5.1	Property occupied by company				
5.2	Property held for production of income				
	(includes \$ 0 of property acquired in satisfaction of debt)				
5.3	Property held for sale (\$ 0 including property				
6 0.1	acquired in satisfaction of debt)				
	cy loans eivables for securities				
	th and short-term investments	4,658,018	7.354	4,658,018	7.354
	er invested assets	1,890,000	2.984	1,890,000	2.984
	al invested assets	63,343,629	100.000	63,343,629	100.000

PART 1 - COMMON INTERROGATORIES

GENERAL

1.1	Is the reporting entity a member of an Insurance Holding is an insurer?	d persons, one or more of which	Yes [X] No []			
1.2	If yes, did the reporting entity register and file with its don such regulatory official of the state of domicile of the print providing disclosure substantially similar to the standards Model Insurance Holding Company System Regulatory A standards and disclosure requirements substantially simil	cipal insurer in the Holding Co adopted by the National Asso ct and model regulations perta	mpany System, a regis ociation of Insurance Co aining thereto, or is the	stration statement ommissioners (NAIC) in its	Yes[X] No[] N/A[]	
1.3	State Regulating?				Texas	
2.1	Has any change been made during the year of this stater of the reporting entity?	nent in the charter, by-laws, a	rticles of incorporation,	or deed of settlement	Yes[] No[X]	
2.2	If yes, date of change: If not previously filed, furnish herewith a certified copy of	the instrument as amended.				_
3.1	State as of what date the latest financial examination of the	ne reporting entity was made of	or is being made.		12/31/2002	_
3.2	State the as of date that the latest financial examination r This date should be the date of the examined balance sh	•			12/31/1999	
3.3	State as of what date the latest financial examination rep- domicile or the reporting entity. This is the release date o (balance sheet date).		•		08/08/2000	
3.4	By what department or departments? Texas Department	of Insurance				
4.1	During the period covered by this statement, did any age combination thereof under common control (other than sa a substantial part (more than 20 percent of any major line	laried employees of the repor	ting entity) receive cred	•		
				11 sales of new business? 12 renewals?	Yes[] No[X] Yes[] No[X]	
4.2	During the period covered by this statement, did any sale affiliate, receive credit or commissions for or control a subdirect premiums) of:	•	in whole or in part by the creent of any major line	ne reporting entity or an of business measured on 21 sales of new business?	Yes[] No[X]	
			4.:	22 renewals?	Yes [] No [X]	
5.1	Has the reporting entity been a party to a merger or cons	olidation during the period cov	ered by this statement	?	Yes [] No [X]	
5.2	If yes, provide the name of the entity, NAIC company cocceased to exist as a result of the merger or consolidation	,	two letter state abbrevi	ation) for any entity that has		
	1	2	3			
	Name of Entity	NAIC Company Code	State of Domicile			
C 1		!:(:	4:	tion if anniholds)		
6.1	Has the reporting entity had any Certificates of Authority, suspended or revoked by any governmental entity during if a confidentiality clause is part of the agreement)				Yes[] No[X]	
6.2	If yes, give full information					
7.1	Does any foreign (non-United States) person or entity dire	ectly or indirectly control 10%	or more of the reporting	g entity?	Yes [] No [X]	
7.2	If yes,					
	7.21 State the percentage of foreign control7.22 State the nationality(s) of the foreign pers manager or attorney-in-fact and identify the				0 %	_
	1)	\neg		
	Nationality	Type of				
				\dashv		

(continued)

		holding company regulated by the Federal Rese y the name of the bank holding company.	rve Board?			Yes	s[] No[X]	
	Is the company affiliated with one or more banks, thrifts or securities firms? If response to 8.3 is yes, please provide the names and location (city and state of the main office) of any affiliates regulated by a fede financial regulatory services agency [i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Thrift Supervision (OTS), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC) and idea affiliate's primary federal regulator.]						5[] No[X]	
	aπiliate's primary federal regulator.]							
	1	2	3	4	5	6	7	
	Affiliate Name	Location (City, State)	FRB NO	OCC NO	OTS NO	FDIC NO	SEC NO	
			NO	NO	NO	NO	NO	
			NO	NO	NO	NO	NO	
			NO	NO	NO	NO	NO	
			NO	NO	NO	NO	NO	
9.	What is the name and address of the ir KPMG LLP 355 S. Grand Ave, Los Angeles, CA 90	dependent certified public accountant or accour	* * * * * * * * * * * * * * * * * * * *					
10.		on (officer/employee of the reporting entity or acting the statement of actuarial opinion/certification City, NY 11530	n? Milliman USA					
11.	FOR UNITED STATES BRANCHES O	F ALIEN REPORTING ENTITIES ONLY:						
11.1		the year in the United States manager or the			-			
11.2	Does this statement contain all busines	s transacted for the reporting entity through its l	Jnited States Bra	nch on risks whe	erever located?	Yes	[] No[X]	
11 3	Have there been any changes made to	any of the trust indentures during the year?				Yes	s[] No[X]	
11.4	If answer to (11.3) is yes, has the domi	ciliary or entry state approved the changes?				Yes	s[] No[]	N/A [X]
		DOADD OF D	DECTORS					
		BOARD OF DI	RECTURS					
12.	Is the purchase or sale of all investment committee thereof?	ts of the reporting entity passed upon either by	the board of direc	ctors or a subord	inate	Yes	s[X] No[]	
13.	Does the reporting entity keep a comple committees thereof?	ete permanent record of the proceedings of its b	oard of directors	and all subordina	ate	Yes	s[X] No[]	
14.		procedure for disclosure to its board of directors rs, directors, trustees or responsible employees				Yes	s[X] No[]	
		FINANC	IAL					
15.1	Total amount loaned during the year (ir	nclusive of Separate Accounts, exclusive of police 15.11 To directors or of the second	• '			\$		
		15.12 To stockholders				\$		
		15.13 Trustees, supre	me or grand (Fra	ternal only)		\$		
15 2	Total amount of loans outstanding at th	e end of year (inclusive of Separate Accounts, e	exclusive of policy	/ loans)·				
	Total amount of loans outstanding at an	15.21 To directors or		,		\$		
		15.22 To stockholders	not officers			\$		
		15.23 Trustees, supre	me or grand (Fra	ternal only)		\$		
16.1	Were any assets reported in this staten obligation being reported in the statement	nent subject to a contractual obligation to transfe ent?	er to another part	y without the liab	ility for such	Yes	s[] No[X]	
16.2	If yes, state the amount thereof at Dece	ember 31 of the current year:						
		16.21 Rented from oth	ners			\$		
		16.22 Borrowed from				\$		
		16.23 Leased from oth	ners			\$ <u> </u>		
	Disclose in Notes to Financial the natur	16.24 Other				\$		
		•						
	association assessments?	for assessments as described in the Annual Sta	tement Instruction	ns other than gu	aranty fund or gu	•	s[] No[X]	
17.2	If answer is yes:	470/	Territoria de la compansión de la compan	P. atau f				
		17.21 Amount paid as		justment		\$		
		17.22 Amount paid as 17.23 Other amounts				\$\$		
		17.23 Other amounts	pulu			Ψ		

(continued)

INVESTMENT

18. List the following capital stock information for the reporting entity:

	1	2	3	4	5	6
	Number of Shares	Number of Shares	Par Value	Redemption Price	Is Dividend Rate	Are Dividends
Class	Authorized	Outstanding	Per Share	If Callable	Limited?	Cumulative?
Preferred					Yes [] No []	Yes [] No []
Common	1,600,000	1,241,436	3	XXX	XXX XXX	XXX XXX

19.1	Were all the stocks, bonds and other securities owned December 31 of current year, over which the reporting entity has exclusive control, in the actual possession of the reporting entity on said date, except as shown by Schedule E - Part 3 - Special Deposits?] No[]	
19.2	If no, give full and complete information, relating thereto						
20.1	Were any of the stocks, bonds or other assets of the reporting e control of the reporting entity, except as shown on Schedule E - any assets subject to a put option contract that is currently in for	ntity owned at Decem Part 3 - Special Depo	sits, or has the reporting enti	ty sold or transferred	Yes [] No[X]	
20.2	If yes, state the amount thereof at December 31 of the current y	ear:					
		20.21 20.22 20.23 20.24 20.25 20.26 20.27 20.28	Loaned to others Subject to repurchase agree. Subject to reverse repurchase. Subject to dollar repurchase. Subject to reverse dollar repledged as collateral. Placed under option agreen. Letter stock or securities resorted.	ase agreements e agreements purchase agreements ments	\$ 8 8 8 8 8 8 8		
20.3	For each category above, if any of these assets are held by other 20.31 20.32 20.33 20.34 20.35 20.36 20.37 20.38 20.39 For categories (20.21) and (20.23) above, and for any securities by this statement, attach a schedule as shown in the instructions	that were made availa	able for use by another perso				
20.4	For category (20.28) provide the following:						
	Nature of Restriction		2 ription	3 Amount			
					\dashv		
21.1	Does the reporting entity have any hedging transactions reported	d on Schedule DB?			Yes [] No [X]	
21.2	If yes, has a comprehensive description of the hedging program	been made available	to the domiciliary state?		Yes [] No []	N/A [X]
	If no, attach a description with this statement.						
22.1	Were any preferred stocks or bonds owned as of December 31 issuer, convertible into equity?	of the current year ma	ndatorily convertible into equ	ity, or, at the option of the	Yes [] No[X]	
22.2	If yes, state the amount thereof at December 31 of the current y	ear.			\$		

(continued)

INVESTMENT

23. Excluding items in Schedule E, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Part 1-General, Section IV.H-Custodial or Safekeeping Agreements of the NAIC Financial Condition Examiners Handbook?

Yes [X] No []

23.01 For agreements that comply with the requirements of the NAIC Financial Condition Examiners Handbook, complete the following:

1	2
Name of Custodian(s)	Custodian's Address
BNY Western Trust	700 S. Flower St, Suite 200, Los Angeles, CA 90017-4104

23.02 For all agreements that do not comply with the requirements of the NAIC Financial Condition Examiners Handbook, provide the name, location and a complete explanation:

1	2	3
Name(s)	Location(s)	Complete Explanation(s)

23.03 Have there been any changes, including name changes, in the custodian(s) identified in 23.01 during the current year?

Yes [] No [X]

23.04 If yes, give full and complete information relating thereto:

1	2	3	4
		Date of	
Old Custodian	New Custodian	Change	Reason

23.05 Identify all investment advisors, brokers/dealers or individuals acting on behalf of brokers/dealers that have access to the investment accounts, handle securities and have authority to make investments on behalf of the reporting entity:

Central Registration	2	3
Depository Number(s)	Name	Address
Assets Managed In House	Matthew Hartmann	601 Riverside Ave, T10, Jacksonville, FL 32204
Assets Managed In House	Sean Casey	601 Riverside Ave, T10, Jacksonville, FL 32204
Assets Managed In House	Vince Carrino	4050 Calle Real, Santa Barbara, CA 93110

24.1 Does the reporting entity have any diversified mutual funds reported in Schedule D, Part 2 (diversified according to the Securities and Exchange Commission (SEC) in the Investment Company Act of 1940 [Section 5 (b) (1)]?

Yes [] No [X]

24.2 If yes, complete the following schedule:

1	2	3
		Book/Adjusted
CUSIP#	Name of Mutual Fund	Book/Adjusted Carrying Value
9999999 TOTAL		

24.3 For each mutual fund listed in the table above, complete the following schedule:

1	2	3	4
		Amount of Mutual Fund's	
Name of Mutual Fund	Name of Significant Holding	Book/Adjusted Carrying Value	Date of
(from above table)	of the Mutual Fund	Attributable to the Holding	Valuation

Annual Statement for the year 2003 of the	Alamo Title Insurance	
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(continued)

OTHER

25.1 Amount of payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus, if any?

60,541

25.2 List the name of the organization and the amount paid if any such payment represented 25% or more of the total payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus during the period covered by this statement.

	1		2
	Name	Am	ount Paid
TLTA		\$	49,134
		\$	
		\$	·
		\$	

26.1 Amount of payments for legal expenses, if any?

292,335

26.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payments for legal expenses during the period covered by this statement.

1	2
Name	Amount Paid
Beadles, Newman & Lawler	\$ 145,000
Lebouf, Lamb, Greene PA	\$ 75,814
	\$
	\$

27.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or department of government, if any?

\$

27.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payment expenditures in connection with matters before legislative bodies, officers or department of government during the period covered by this statement.

1	2
Name	Amount Paid
	\$
	\$
	\$
	\$

GENERAL INTERROGATORIES (continued)

PART 2-TITLE INTERROGATORIES

1.1	Did any persons while an officer, director, trustee, or employee reany compensation in addition to his/her regular compensation on a	ceive directly or indirectly, during the period covered by this statement, account of the reinsurance transactions of the reporting entity?	YES[]	NO[X]
2.	Largest net aggregate amount insured in any one risk.		\$	17,500,000
3.1	Has this reporting entity reinsured any risk with any other entity ar any loss that may occur on the risk or portion thereof, reinsured?	nd agreed to release such entity from liability, in whole or in part, from	YES[]	NO[X]
3.2	If yes, give full information			
4.	If the reporting entity has assumed risk from another entity, there which the original entity would have been required to charge had it	should be charged on account of such reinsurances a reserve equal to that t retained the risks. Has this been done?	YES[X]	NO[]
5.1	Has this reporting entity guaranteed policies issued by any other e	entity and now in force?	YES[]	NO[X]
5.2				
6.		already loaned	\$	
		to be advanced nount to be loaned	\$ \$	
7.1		articipation in building construction loans prior to the completion of the	YES[]	NO [X]
7.2	If yes, give total amount of such bonds or certificates of participati	on issued and outstanding.	\$	
8.	What is the aggregate amount of mortgage loans owned by the re	porting entity which consist of co-ordinate interest in first liens?	\$	
9.1	Reporting entity assets listed on Page 2 include the following segreserves:	regated assets of the Statutory Premium Reserve or other similar statutory		
	9.13 Mortgag 9.14 Cash	rm investments es dmissible invested assets	\$ \$ \$ \$ \$ \$	20,839,626
9.2	List below segregate funds held for others by the reporting entity, liabilities. (These funds are also included in Schedule E - Part 1D Protected Cell Accounts" line on Page 2.)	set apart in special accounts and excluded from entity assets and Summary and the "From Separate Accounts, Segregated Accounts and		
	to the go	al funds not included in this statement were held pursuant overning agreements of custody in the amount of: unds consist of:	\$	1,281,127
		on deposit	\$	1,281,127
	9.23 Other fo	rms of security	\$	

FIVE-YEAR HISTORICAL DATA

Show amounts in whole dollars only, no cents; show percentages to one decimal place, i.e. 17.6.

		1 2003	2 2002	3 2001	4 2000	5 1999
	Source of Direct Title Premiums Written (Part 1A)					
1.	Direct operations (Part 1A, Line 1, Col. 1)					
2.	Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	49,014,020	35,750,224	35,808,486	39,461,351	40,907,062
3.	Affiliated agency operations (Part 1A, Line 1, Col. 3)	84,245,770	72,671,055	63,524,536	55,285,931	62,641,314
4.	Total	133,259,790	108,421,279	99,333,022	94,747,282	103,548,376
	Operating Income Summary (Page 4 & Part 1)					
5.	Premiums earned (Part 1B, Line 3)	131,307,683	107,584,447	98,958,477	94,438,912	102,337,678
6.	Escrow and settlement service charges (Part 1A, Line 2)	164,537				
7.	Title examinations (Part 1C, Line 1)					
8.	Searches and abstracts (Part 1C, Line 2)					
9.	Surveys (Part 1C, Line 3)					
10.	Aggregate write-ins for service charges (Part 1C, Line 4)	618,493	149,576	237,011	103,111	82,046
11.	Aggregate write-ins for other operating income (Page 4, Line 2)	100 000 710	107 704 000	00 105 100	0.4.5.40.000	400 440 704
12.	Total operating income (Page 4, Line 3)	132,090,713	107,734,023	99,195,488	94,542,023	102,419,724
	Statement of Income (Page 4)					
12	Not executing gain or (loce) (Line 9)	2,232,274	787,191	3,617,686	5,226,246	7,042,786
13. 14	Net operating gain or (loss) (Line 8) Net investment gain or (loss) (Line 11)	3,664,609	347,065	3,288,870	2,419,310	
	Total other income (Line 12)		547,005	3,200,070	2,410,510	0,554,020
16.	Federal income taxes incurred (Line 14)	1,807,122	256,599	2,704,145	2,505,399	2,685,749
	Net income (Line 15)	4,089,761	877,657	4,202,411	5,140,157	10,891,665
	Balance Sheet Items (Pages 2 and 3)					
18.	Title insurance premiums and fees receivable (Page 2, Line 12, Col. 3)	1,714,706	1,187,419	1,769,795	1,399,261	1,914,275
19.	Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	69,625,355	67,604,064	63,956,655	59,717,702	
20.	Known claims reserve (Page 3, Line 1)	2,055,956	1,649,393	2,092,028	2,909,179	
21.	Statutory premium reserve (Page 3, Line 2)	20,839,626	18,862,763	17,938,622	17,467,739	* * * * * * * * * * * * * * * * * * * *
	Total liabilities (Page 3, Line 21)	31,884,515	32,383,993	25,781,046	22,682,645	
23.	Capital paid up (Page 3, Lines 23 + 24)	3,106,590	3,106,590	3,106,590	3,106,590	
24.	Surplus as regards policyholders (Page 3, Line 30)	37,740,841	35,220,071	38,175,610	37,035,056	33,615,435
	Percentage Distribution of Cash and Invested Assets (Page 2, Col. 3)					
	(Item divided by Page 2, Line 10, Col. 3) x 100.0					
25.	Bonds (Line 1)	66.4	68.7	55.1	68.1	72.9
26.	Stocks (Lines 2.1 & 2.2)	23.2	18.8	39.3	11.5	12.5
27.	Mortgage loans on real estate (Line 3.1 and 3.2)	0.1	0.1			
28.	Real estate (Lines 4.1, 4.2 & 4.3)			0.2	0.3	0.3
29.	Cash and short-term investments (Line 5)	7.4	8.9	1.3	10.4	14.3
30.	Contract loans (Line 6)		XXX	XXX	XXX	XXX
31.	Other invested assets (Line 7)	2.0	3.5	4.1	9.7	0.1
32.	Receivable for securities (Line 8)					
33.	Aggregate write-ins for invested assets (Line 9)		XXX	XXX	XXX	XXX
34.	Subtotals cash and invested assets (Line 10)	100.0	100.0	100.0	100.0	100.0
	Investments in Parent, Subsidiaries and Affiliates					
35.	Affiliated bonds (Sch. D Summary, Line 25, Col. 1)					
36.	Affiliated preferred stocks (Sch. D, Summary, Line 39, Col. 1)					
37.	Affiliated common stocks (Sch. D, Summary, Line 53, Col. 2)	12,148,777	8,371,328	5,022,401	3,806,424	2,715,666
38.	Affiliated short-term investments (subtotals included in					
-	Schedule DA, Part 2, Col. 5, Line 11)					
39.	Affiliated mortgage loans on real estate					
40.	All other affiliated	1,890,000	0.0=1.==	F 606 151	0.000.000	0 = 1 = - = -
41.	Total of above Lines 35 to 40	14,038,777	8,371,328	5,022,401	3,806,424	2,715,666
42.	Percentage of investments in parent, subsidiaries and affiliates to					
	surplus as regards policyholders (Line 41 above divided by Page 3,	27.0	00.0	40.0	40.0	0.4
ı	Line 30, Col. 1 x 100.0)	37.2	23.8	13.2	10.3	8.1

FIVE-YEAR HISTORICAL DATA

(Continued)

		1 2003	2 2002	3 2001	4 2000	5 1999
	Capital and Surplus Accounts (Page 4)					
43.	Net unrealized capital gains or (losses) (Line 18)	4,904,614	3,396,008	1,459,950	1,373,103	(3,145,385)
44.	Change in nonadmitted assets (Line 21)	268,663	455,024	(90,787)	(596,639)	(326,656
45.	Dividends to stockholders (Line 28)	(7,000,000)	(7,600,000)	(2,500,000)	(2,497,000)	(9,053,071
46.	Change in surplus as regards policyholders for the year (Line 31)	2,520,770	(2,955,538)	1,140,554	3,419,621	(1,633,447
	Losses Paid and Incurred (Part 2A)					
	Net payments (Line 5, Col. 4)	2,181,770	2,710,490	1,428,777	1,241,079	697,848
48.	Losses and allocated LAE incurred (Line 8, Col. 4)	2,588,332	2,267,855	611,626	1,737,382	1,857,795
49.	Unallocated LAE incurred (Line 9, Col. 4)					
50.	Losses and loss adjustment expenses incurred (Line 10, Col. 4)	2,588,332	2,267,855	611,626	1,737,382	1,857,795
	Operating Expenses to Total Operating Income (Part 3)(%) (Line item divided by Page 4, Line 3 x 100.0)					
51.	Personnel costs (Part 3, Line 1.5, Col. 4)	3.0	3.2	3.7	3.8	3.1
52.	Amount paid to or retained by title agents (Part 3, Line 2, Col. 4)	85.7	85.5	86.8	83.6	83.1
53.	All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	7.6	8.4	7.1	9.0	5.1
54.	Total (Lines 51 to 53)	96.4	97.2	97.6	96.4	91.3
	Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
55	Losses and loss adjustment expenses incurred (Line 4)	2.0	2.1	0.6	1.8	1.8
	On-anti-n	00.4	97.2	97.6	92.6	91.3
	Aggregate write-ins for other operating deductions (Line 6)					
58.		98.3	99.3	98.2	94.5	93.1
59.	Net operating gain or (loss) (Line 8)	4 7	0.7	1.8	5.5	6.9
	Other Percentages					
	(Line item divided by Part 1B, Line 1.4)					
60.	Losses and loss expenses incurred to net premiums written (Page 4, Line 4)	1.9	2.1	0.6	1.8	1.8
61.	Operating expenses incurred to net premiums written (Page 4, Line 5)	95.5	96.5	95.5	87.6	90.3

SCHEDULE A - VERIFICATION BETWEEN YEARS

1.	Book/adjusted carrying value, December 31, prior year (prior year statement)	8,865
2.	Increase (decrease) by adjustment:	
	2.1 Totals, Part 1, Column 10	
	2.2 Totals, Part 3, Column 7	
3.	Cost of acquired, (Totals, Part 2, Column 6, net of encumbrances (Column 7) and net of additions and permanent improvements (Column 9))	
4.	Cost of additions and permanent improvements:	
	4.1 Totals, Part 1, Column 13	
	4.2 Totals, Part 3, Column 9	
5.	Total profit (loss) on sales, Part 3, Column 14	
6.	Increase (decrease) by foreign exchange adjustment:	
	6.1 Totals, Part 1, Column 11	
	6.2 Totals, Part 3, Column 8	
7.		
8.	Book/adjusted carrying value at the end of current period	
9.		
10.	Total valuation allowance Subtotal (Lines 8 plus 9)	
	Subtotal (Lines 8 plus 9) Total pagedwitted amounts	0.005
11.		
12.	Statement value, current period (Page 2, real estate lines, current period)	
	SCHEDULE B - VERIFICATION BETWEEN YEARS	
1.	Book value/recorded investment excluding accrued interest on mortgages owned, December 31 of prior year	97,085
2.	Amount loaned during year:	
	2.1 Actual cost at time of acquisitions	
	2.2 Additional investment made after acquisitions	
3.	Accrual of discount and mortgage interest points and commitment fees	
4.	Increase (decrease) by adjustment	
5.	Total profit (loss) on sale	
6	Amounts paid on account or in full during the year	
7		
8.	Amortization of premium Increase (decrease) by foreign exchange adjustment	
9.	Book value/recorded investment excluding accrued interest on mortgages owned at end of current period	
10.		
	Total valuation allowance	
11.	Subtotal (Lines 9 plus 10)	
12.	Total nonadmitted amounts	
13.	Statement value of mortgages owned at end of current period	72,000
	SCHEDULE BA - VERIFICATION BETWEEN YEARS	
1.	Book/adjusted carrying value of long-term invested assets owned, December 31 of prior year	2,170,000
2.	Cost of acquistions during year:	
	2.1 Actual cost at time of acquisitions	
	2.2 Additional investment made after acquisitions	
3.	Accrual of discount	
4.	Increase (decrease) by adjustment	
5.	Total profit (loss) on sale	
6.	Amounts paid on account or in full during the year	
7.	Amortization of premium	
8.	Increase (decrease) by foreign exchange adjustment	
9.	Book/adjusted carrying value of long-term invested assets at end of current period	
10.	Total valuation allowance	
11.		
12.	Total consideration of	4.500
	Statement value of long-term invested assets at end of current period	
10.	Calculate value of long term involve accord at one of central portion	1,030,000

SCHEDULE D - SUMMARY BY COUNTRY

Long-Term Bonds and Stocks OWNED December 31 of Current Year

		1	2	3	4
Description		Book/Adjusted Carrying Value	Fair Value (a)	Actual Cost	Par Value of Bonds
BONDS Governments (Including all obligations guaranteed	1. United States 2. Canada 3. Other Countries	7,145,521	7,154,439	7,171,900	6,934,816
by governments)	4. Totals	7,145,521	7,154,439	7,171,900	6,934,81
States, Territories and Possessions (Direct and guaranteed)	5. United States 6. Canada 7. Other Countries	22,706,350	22,706,350	22,877,937	22,040,00
(8. Totals	22,706,350	22,706,350	22,877,937	22,040,00
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	11. Other Countries				
	12. Totals	7,530,906	7,530,906		
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of	13. United States	4,654,304	4,654,849	4,698,087	4,575,000
governments and their political subdivisions	16. Totals	4,654,304	4,654,849	4,698,087	4,575,000
Public Utilities (unaffiliated)	17. United States				
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	20. Totals 21. United States 22. Canada 23. Other Countries				
Descrit Coheidining and Affiliates	24. Totals				
Parent, Subsidiaries and Affiliates	25. Totals 26. Total Bonds	42,037,081	42.046.544	42,363,500	40,899,816
PREFERRED STOCKS Public Utilities (unaffiliated)	27. United States 28. Canada 29. Other Countries 30. Totals		,,-	. ,	
Banks, Trust and Insurance Companies (unaffiliated)	31. United States 32. Canada 33. Other Countries 34. Totals				
Industrial and Miscellaneous (unaffiliated)	35. United States 36. Canada 37. Other Countries 38. Totals				
Parent, Subsidiaries and Affiliates	39. Totals				
	40. Total Preferred Stocks				
COMMON STOCKS Public Utilities (unaffiliated)	41. United States 42. Canada 43. Other Countries				
Banks, Trust and Insurance Companies (unaffiliated)	44. Totals 45. United States 46. Canada 47. Other Countries				
Industrial and Miscellaneous (unaffiliated)	49. United States 50. Canada 51. Other Countries	2,537,752	2,537,752	1,631,603	
	52. Totals	2,537,752	2,537,752	1,631,603	
Parent, Subsidiaries and Affiliates	53. Totals	12,148,777	12,148,777	1,204,785	
	54. Total Common Stocks	14,686,529	14,686,529	2,836,388	
	55. Total Stocks	14,686,529	14,686,529	2,836,388	
	56. Total Bonds and Stocks	56,723,610	56,733,073	45,199,888	

⁽a) The aggregate value of bonds which are valued at other than actual fair value is \$ ______40,814,288 .

SCHEDULE D - VERIFICATION BETWEEN YEARS

1.	Book/adjusted carrying value of bonds and		Foreign Exchange Adjustment:	
	stocks, prior year	53,884,922	6.1 Column 17, Part 1	
2.	Cost of bonds and stocks acquired, Column 6, Part 3	67,255,061	6.2 Column 13, Part 2, Section 1	
3.	Increase (decrease) by adjustment:		6.3 Column 11, Part 2, Section 2	
	3.1 Column 16, Part 1 (177,343)		6.4 Column 11, Part 4	
	3.2 Column 12, Part 2, Section 1		7. Book/adjusted carrying value at end of current period	56,723,610
	3.3 Column 10, Part 2, Section 2 4,684,195		Total valuation allowance	
	3.4 Column 10, Part 4 (26,002)	4,480,850	9. Subtotal (Lines 7 plus 8)	56,723,610
4.	Total gain (loss), Column 14, Part 4	2,299,077	10. Total nonadmitted amounts	
5.	Deduct consideration for bonds and stocks		11. Statement value of bonds and stocks, current period	56,723,610
	disposed of Column 6, Part 4	71,196,300		

Quality and Maturity Di	Stribution of All	Donus Owned	December 5	i, at book/Auj	usicu Carryii	ig values by ivia	ijoi i ypes oi iss		- Jesignations		
Quality Rating per the	1 1 Year	2 Over 1 Year Through	3 Over 5 Years Through	4 Over 10 Years Through	5 Over 20	6 Total Current	7 Col. 6 as a % of	8 Total from Col. 6	9 % From Col. 7 Prior	10 Total Publicly	11 Total Privately Placed
NAIC Designation	or Less	5 Years	10 Years	20 Years	Years	Year	Line 10.7	Prior Year	Year	Traded	(a)
U.S. Governments, Schedules D & DA (Group 1)											
1.1 Class 1	1,083,877	4,470,998	1,149,867	440,778		7,145,520	15.688	23,657,025	50.299	7,145,520	
1.2 Class 2											
1.3 Class 3 1.4 Class 4											
1.5 Class 5											
1.6 Class 6 1.7 Totals	1,083,877	4.470.998	1,149,867	440,778		7,145,520	15.688	23,657,025	50.299	7,145,520	
All Other Governments, Schedules D & DA (Group 2)	,,,,,,	, .,	, .,	-, -		, .,		.,,.		, -,	
2.1 Class 1						[25,000	0.053		
2.2 Class 2							*****				
2.3 Class 3 2.4 Class 4											
2.5 Class 5 2.6 Class 6											
2.6 Class 6 2.7 Totals								25,000	0.053		
States, Territories and Possessions etc., Guaranteed, Schedules D & DA (Group 3)								·			
3.1 Class 1		5.633.048	7,773,302	3,100,000	6.200.000	22,706,350	49.851	5,508,052	11.711	22.706.350	
3.2 Class 2											
3.3 Class 3 3.4 Class 4											
3.5 Class 5											
3.6 Class 6 3.7 Totals		5.633.048	7.773.302	3.100.000	6.200.000	22.706.350	49.851	5.508.052	11.711	22.706.350	
Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)		5,500,0	.,,	5,100,000	-,,			-,,,,,,,			
4.1 Class 1		3,243,949	2,036,957	700,000	1,550,000	7,530,906	16.534	5,322,841	11.317	7,530,906	
4.2 Class 2			2,000,001								
4.3 Class 3 4.4 Class 4											
4.5 Class 5											
4.6 Class 6 4.7 Totals		3,243,949	2,036,957	700,000	1,550,000	7,530,906	16.534	5,322,841	11.317	7.530.906	
Special Revenue & Special Assessment Obligations		-,,	-,,	111,100	.,,	1,222,300	13.301			1,222,200	
etc., Non-Guaranteed, Schedules D & DA (Group 5)	l										
5.1 Class 1	25,000	2,588,949	2,040,355			4,654,304	10.218	7,788,289	16.559	4,654,304	
5.2 Class 2 5.3 Class 3											
5.4 Class 4 5.5 Class 5		******									
5.6 Class 6											
5.7 Totals	25,000	2,588,949	2,040,355			4,654,304	10.218	7,788,289	16.559	4,654,304	

Quality and Maturity Distribution of All Borius Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and MAIC Designations												
Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)	
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6) 6.1 Class 1 6.2 Class 2 6.3 Class 3 6.4 Class 4 6.5 Class 5 6.6 Class 6 6.7 Totals												
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7) 7.1 Class 1 7.2 Class 2 7.3 Class 3 7.4 Class 4 7.5 Class 5 7.6 Class 6 7.7 Totals	3,511,042					3,511,042	7.708	4,731,291	10.060	3,511,042		
8. Credit Tenant Loans, Schedules D & DA (Group 8) 8.1 Class 1 8.2 Class 2 8.3 Class 3 8.4 Class 4 8.5 Class 5 8.6 Class 6 8.7 Totals												
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9) 9.1 Class 1 9.2 Class 2 9.3 Class 3 9.4 Class 4 9.5 Class 5 9.6 Class 6 9.7 Totals												

SCHEDULE D - PART 1A - SECTION 1 (continued)

Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

10.1 10.2 10.2 10.2 10.2 10.3 10.3 10.3 10.2 10.3	Quality and Matarity i				., =		ig values by ivia	.je jpee eee				
10.1 10.2 10.2 10.2 10.2 10.3 10.3 10.3 10.2 10.3	Quality Rating per the NAIC Designation		Over 1 Year Through	Over 5 Years Through	Over 10 Years Through	Over 20	Total Current	Col. 6 as a % of	Total from Col. 6	% From Col. 7 Prior	Total Publicly	Total Privately Placed
10.1 10.2 10.2 10.2 10.2 10.3 10.3 10.3 10.2 10.3												
10.2 Class 2	10. Total Bonds Current Year											
10.3 Class 3	10.1 Class 1	4,619,919	15,936,944	13,000,481	4,240,778	7,750,000	45,548,122	100.000	XXX	XXX	45,548,122	
10.5 Class 4			* * * * * * * * * * * * * * * * * * * *							XXX		
10.5 Class 5												
10.7 totals	10.5 Class 5						(c)		XXX	XXX		
10 Buttle 907 as a % of Col 6			45.000.044	10.000.404	4.040.770	7 750 000	(c)	400 000			45 540 400	
1. Total Bonds Prior Year 11.1 Class 1 5,534,304 15,211,358 24,721,589 1,565,246 XXX XXX 47,032,499 100,000 47,032,499 110,000 47,032,499 114 Class 4, 114 Class 5, 114 Class 6, 114 Class 6, 114 Class 6, 114 Class 6, 114 Class 8, 114 Class 9, 114 Class												
11 Class		10.143	34.909	20.342	9.511	17.013	100.000			^ ^ ^	100.000	
11 2 Class 2									.=			
11.3 Class 3 11.4 Class 4 11.5 Class 5 11.6 Class 6 11.7 Totals 11.8 Line 17.7 as a % of Cot 8 11.8 Line 17.8 as % of Cot 8 11.7 Totals 2. Total Publicly Traded Bonds 12.1 Class 1 12.2 Class 2 12.3 Class 3 12.4 Class 4 12.5 Class 5 12.7 Totals 12.1 Class 1 12.2 Class 2 12.3 Class 3 12.4 Class 4 12.5 Class 5 12.5 Class 5 12.6 Class 6 12.7 Total Publicly Placed Bonds 12.1 Class 1 12.1 Class 1 12.2 Class 6 12.3 Class 3 13.3 Class 3 14.4 Class 1 15.5 Class 6 15.3 As 4 Bin 19.1 Bin 19.1 Bin 19.3 As 4 Bin 19.2 Bin 19.3 As 89 Bin 19.3 Bin 19.3 Bin 19.7 Bin 19.0 Bin 19		5,534,304	15,211,358	24,721,589	1,565,248		XXX	X X X	47,032,499	100.000	47,032,499	* * * * * * * * * * * * * * * * * * * *
11.4 Class 4												
11.6 Class 6 11.7 Totals 11.6 Class 6 11.7 Totals 11.7	11.4 Class 4						XXX	XXX				
11.7 Totals									(c)			* * * * * * * * * * * * * * * * * * * *
11.8 Line 11.7 as a % of Col. 8 2. Total Publicly Traded Bonds 12.1 Class 1 12.2 Class 2 12.2 Class 2 12.3 Class 3 12.4 Class 4 12.5 Class 5 12.6 Class 6 12.6 Class 6 12.8 Line 11.7 as a % of Col. 6 10.143 12.9 Line 12.7 as a % of Col. 6 10.143 13.000.481 14.240.778 7.750.000 45.548.122 100.000 47.032.499 100.000 47.032.499 100.000 45.548.122 XXX XXX XXX 12.5 Class 5 XXX 12.5 Class 5 XXX 12.7 Totals 12.8 Line 12.7 as a % of Col. 6 10.143 34.989 28.542 9.311 17.015 100.000 XXX XXX XXX XXX XXX XXX		5.534.304	15.211.358	24.721.589	1.565.248			XXX	\0/	100.000	47.032.499	
2. Total Publicly Traded Bonds 12. Class 1 12. Class 1 12. Class 2 12. Class 2 12. Class 3 12. Class 4 12. Class 4 12. Class 4 12. Class 6 13. Class 6 14. Class 6 15. Class 6	11.8 Line 11.7 as a % of Col. 8											
12.1 Class 1	12. Total Publicly Traded Bonds											
12 C class 2 12 A class 3 12 A class 4 12 A class 4 12 A class 5 12 B class 5 12 B class 6 12 B class 6 12 B class 6 13 C class 6 14 B class 6 15 C class 6 16 C class 6 17 C class 6 18 C class 6 19 C	l '	4 619 919	15 936 944	13 000 481	4 240 778	7 750 000	45 548 122	100 000	47 032 499	100 000	45 548 122	XXX
12.4 Class 4 12.5 Class 5 12.6 Class 6 12.5 Class 6 12.6 Class 6 12.6 Class 6 12.8 Line 12.7 as a % of Col. 6 10.143 13.4 4989 10.143 14.989 15.936,944 13.00,481 17.015 100.000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10.0000 10									,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
12.5 Class 5 12.6 Class 6 12.7 Totals 12.5 Class 6 12.7 Totals 12.5 Class 6 12.7 Totals 12.8 Line 12.7 as a % of Col. 6 12.8 Line 12.7 as a % of Col. 6 12.8 Line 12.7 as a % of Line 10.7, Col. 6, Section 10 12.8 Line 12.7 as a % of Line 10.7, Col. 6, Section 10 12.8 Line 12.7 as a % of Line 10.7, Col. 6, Section 10 13.1 Class 1 13.1 Class 1 13.2 Class 2 13.3 Class 3 13.4 Class 4 13.5 Class 5 13.6 Class 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.9 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13												
12.6 Class 6 12.7 Totals 12.7 Totals 12.7 Totals 12.7 Totals 12.8 Line 12.7 as a % of Col. 6 12.8 Line 12.7 as a % of Col. 6 12.8 Line 12.7 as a % of Line 10.7, Col. 6, Section 10 12.8 Line 12.7 as a % of Line 10.7, Col. 6, Section 10 13.4 Says as a section 10 14.5 Class 1 13.1 Class 1 13.2 Class 2 13.3 Class 3 13.4 Class 4 13.4 Class 4 13.5 Class 5 13.6 Class 5 13.6 Class 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6, Section 10 14.5 Section 10 15.936,944 13.000,481 14.240,778 15.900,000 15.936,944 13.000,481 14.240,778 15.000,000 15.7 Social 15.000,000 15	12.4 Class 4 12.5 Class 5											
12.8 Line 12.7 as a % of Col. 6 10.143 14.989 28.542 9.311 17.015 100.000 XXX XXX XXX XXX XXX XXX XXX XXX X	40.00				* * * * * * * * * * * * * * * * * * * *					* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	XXX
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10 10.143 34.989 28.542 9.311 17.015 100.000 XXX XXX XXX XXX XXX XXX												
3. Total Privately Placed Bonds 13.1 Class 1 13.2 Class 2 13.3 Class 3 13.4 Class 4 13.5 Class 5 13.5 Class 5 13.6 Class 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10												
13.1 Class 1 13.2 Class 2 13.3 Class 3 13.4 Class 4 13.5 Class 5 13.6 Class 5 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10 XXX XXX XXX XXX XXX XXX XXX XXX XXX		10.143	34.989	28.542	9.311	17.015	100.000	XXX	XXX	XXX	100.000	XXX
13.2 Class 2 13.3 Class 3 13.4 Class 4 13.5 Class 5 13.6 Class 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.9 Line 10.7, Col. 6, Section 10 XXX XXX XXX XXX XXX XXX XXX XXX XXX	1											
13.3 Class 3 13.4 Class 4 13.5 Class 5 13.6 Class 6 13.7 Totals 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10 13.8 Line 10.7, Col. 6, Section 10 13.8 Line 10.7, Col. 6, Section 10 13.8 Line 10.7, Col. 6, Section 10 13.9 Line 10.7, Col. 6, Section 10												
13.4 Class 4 13.5 Class 5 13.6 Class 6 13.7 Totals 13.8 Line 13.7 as a % of Col. 6 13.9 Line 10.7, Col. 6, Section 10 13.4 Class 4 13.5 Class 5 13.8 XXX 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10												
13.6 Class 6 XXX 13.7 Totals XXX 13.8 Line 13.7 as a % of Col. 6 XXX XXX 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10 XXX XXX	13.4 Class 4										XXX	
13.7 Totals XXX 13.8 Line 13.7 as a % of Col. 6 XXX XXX XXX 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10 XXX XXX XXX	42.0 01 0										X X X	
13.8 Line 13.7 as a % of Col. 6 XXX XXX XXX 13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10 XXX XXX XXX												
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10 XXX XXX XXX XXX								XXX	XXX	XXX		

		ed for resale under SEC	Rule 144A									

` '			'		
(b)	Includes \$	0_current year, \$	0 prior year of bonds with Z designations and \$	0_current year, \$	0_prior year of bonds with Z* designations. The letter "Z" means the NAIC designation was not assigned b
	the Securities Value	uation Office (SVO) at the date	of the statement. "Z*" means the SVO could not evaluate the ob-	ligation because valuation proce	edures for the security class is under regulatory review.
(c)	Includes \$	0 current year, \$	0 prior year of bonds with 5* designations and \$	0 current year, \$	0_prior year of bonds with 6* designations. "5*" means the NAIC designation was assigned by the SVO in
	reliance on the ins	surer's certification that the issue	er is current in all principal and interest payments. "6*" means the	e NAIC designation was assigned	ed by the SVO due to inadequate certification of principal and interest payments.

	iviaturity distribution of Ali Borius Owned December 31, At Book Adjusted Carrying Values by Major 1 ype and Subtype of issues												
		1	2	3	4	5	6	7	8	9	10	11	
			Over 1	0 5 ./	Over 10		T. (.)	0.1.0	T. (-) (% From	T. (.)	T-1-1	
1		4.77	Year	Over 5 Years	Years	0 . 00	Total	Col. 6 as	Total from	Col. 7	Total	Total	
	Distriction 1 T	1 Year	Through	Through 10	Through 20	Over 20	Current	a % of	Col. 6 Prior	Prior	Publicly	Privately	
	Distribution by Type	or Less	5 Years	Years	Years	Years	Year	Line 10.7	Year	Year	Traded	Placed	
1.	U.S. Governments, Schedules D & DA (Group 1)												
	1.1 Issuer Obligations	107,065	2,586,017				2,693,082	5.913					
	1.2 Single Class Mortgage-Backed/Asset-Backed Securities	976,812	1,884,981	1,149,867	440,778		4,452,438	9.775	7,601,788	16.163			
\perp	1.7 Totals	1,083,877	4,470,998	1,149,867	440,778		7,145,520	15.688	23,657,026	50.299	7,145,520		
2.	All Other Governments, Schedules D & DA (Group 2)								05.000	0.050			
	S.1 Issuer Obligations Single Class Mortgage-Backed/Asset-Backed Securities								25,000	0.053	* * * * * * * * * * * * * * * * * * * *		
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES												
1	2.3 Defined												
	2.4 Other		* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *						* * * * * * * * * * * * * * * * * * * *		
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES		* * * * * * * * * * * * * * * * * * * *								* * * * * * * * * * * * * * * * * * * *		
	2.5 Defined												
	2.6 Other												
_	2.7 Totals								25,000	0.053			
3.	States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 3)		F 000 040	7 770 000	0.400.000	0.000.000	00 700 050	40.054	5 500 050	44 744	00 700 050		
	3.1 Issuer Obligations		5,633,048	7,773,302	3,100,000	6,200,000	22,706,350	49.851	5,508,052	11.711	22,706,350		
1	3.2 Single Class Mortgage-Backed/Asset-Backed Securities		* * * * * * * * * * * * * * * * * * * *										
	3.2 Single Class Mortgage-Backed/Asset-Backed Securities MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES 3.3 Defined												
1	3.4 Other		* * * * * * * * * * * * * * * * * * * *										
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES		* * * * * * * * * * * * * * * * * * * *										
	3.5 Defined												
1	3.6 Other		* * * * * * * * * * * * * * * * * * * *										
İ	3.7 Totals		5,633,048	7,773,302	3,100,000	6,200,000	22,706,350	49.851	5,508,052	11.711	22,706,350		
4.	Political Subdivisions of States, Territories and Possessions,												
	Guaranteed, Schedules D & DA (Group 4)												
1	4.1 Issuer Obligations		3,243,949	2,036,957	700,000	1,550,000	7,530,906	16.534	5,322,841	11.317	7,530,906		
	4.2 Single Class Mortgage-Backed/Asset-Backed Securities		*****								* * * * * * * * * * * * * * * * * * * *		
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES												
	4.3 Defined												
	4.4 Other												
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES												
	4.5 Defined 4.6 Other										* * * * * * * * * * * * * * * * * * * *		
	4.6 Other 4.7 Totals		3.243.949	2.036.957	700.000	1.550.000	7.530.906	16.534	5.322.841	11.317	7.530.906		
5	Special Revenue & Special Assessment Obligations etc.,		0,240,343	2,000,001	7 00,000	1,000,000	1,550,500	10.334	5,522,041	11.517	7,000,000		
١٠	Non-Guaranteed, Schedules D & DA (Group 5)												
	5.1 Issuer Obligations	25.000	2,588,949	2,040,355			4.654.304	10.218	7,788,289	16.559	4.654.304		
	5.2 Single Class Mortgage-Backed/Asset-Backed Securities												
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES												
	5.3 Defined												
	5.4 Other		****		******								
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES												
	5.5 Defined												
	5.6 Other												
\perp	5.7 Totals	25,000	2,588,949	2,040,355			4,654,304	10.218	7,788,289	16.559	4,654,304		

SCHEDULE D - PART 1A - SECTION 2 (continued)

Maturity Distribution of All Bonds Owned December 31, At Book Adjusted Carrying Values by Major Type and Subtype of Issues

Maturity Distribution	סו הוו טטוועס ל	Wiled Deceil	וטפו טו, אנ טכ	ok Aujusteu C	arrying value	s by Major Typ	ie and Subtyp	C 01 1330C3			
	1 1 Year	2 Over 1 Year Through	3 Over 5 Years Through 10	4 Over 10 Years Through 20	5 Over 20	6 Total Current	7 Col. 6 as a % of	8 Total from Col. 6 Prior	9 % From Col. 7 Prior	10 Total Publicly	11 Total Privately
Distribution by Type	or Less	5 Years	Years	Years	Years	Year	Line 10.7	Year	Year	Traded	Placed
Public Utilities (Unaffiliated), Schedules D & DA (Group 6) 6.1 Issuer Obligations											
6.1 Issuer Obligations 6.2 Single Class Mortgage-Backed/Asset-Backed Securities MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES 6.3 Defined											
6.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES 6.5 Defined											
6.6 Other 6.7 Totals											
 Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7) 1.1 Issuer Obligations 2.2 Single Class Mortgage-Backed/Asset-Backed Securities 	3,511,042					3,511,042	7.708	4,731,291	10.060	3,511,042	
7.2 Single Class Mortgage-Backed/Asset-Backed Securities MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES 7.3 Defined											
7.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES 7.5 Defined											
7.6 Other 7.7 Totals	3.511.042		******			3.511.042	7.708	4.731.291	10.060	3.511.042	
B. Credit Tenant Loans, Schedules D & DA (Group 8) 8.1 Issuer Obligations	3,0 : 1,0 : 2					5,5 : 1,5 : 2	00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.0.000	0,0,0.12	
8.7 Totals Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Issuer Obligations 9.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES 9.3 Defined 9.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES 9.5 Defined											
9.6 Other 9.7 Totals											

SCHEDULE D - PART 1A - SECTION 2 (continued)

Maturity Distribution of All Bonds Owned December 31. At Book Adjusted Carrying Values by Major Type and Subtype of Issues.

Maturity Distribution	ot All Bonds (wnea Decem	nder 31, At Bo	ok Aajustea C	arrying values	s by iviajor i yp	e and Subtyp	e of issues			
	1	2 Over 1	3	4 Over 10	5	6	7	8	9 % From	10	11
	1 Year	Year Through	Over 5 Years Through 10	Years Through 20	Over 20	Total Current	Col. 6 as a % of	Total from Col. 6 Prior	Col. 7 Prior	Total Publicly	Total Privately
Distribution by Type	or Less	5 Years	Years	Years	Years	Year	Line 10.7	Year	Year	Traded	Placed
10. Total Bonds Current Year											
10.1 Issuer Obligations	3,643,107	14,051,963	11,850,614	3,800,000	7,750,000	41,095,684	90.225	XXX	XXX	41,095,684	
10.2 Single Class Mortgage-Backed/Asset-Backed Securities	976,812	1,884,981	1,149,867	440,778		4,452,438	9.775	XXX	XXX	4,452,438	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
10.3 Defined								XXX	XXX		
10.4 Other						* * * * * * * * * * * * * * * * * * * *		XXX	XXX		
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
10.5 Defined								XXX	XXX		
10.6 Other								XXX	XXX		
10.7 Totals	4,619,919	15,936,944	13,000,481	4,240,778	7,750,000	45,548,122	100.000	XXX	XXX	45,548,122	
10.8 Line 10.7 as a % of Col. 6	10.143	34.989	28.542	9.311	17.015	100.000	XXX	XXX	XXX	100.000	
11. Total Bonds Prior Year	4 === 004	10 -0- 010	00 / 10 =00			V.V.V		00 100 =11		00 100 -11	
11.1 Issuer Obligations	4,756,291	12,525,918	22,148,502	4 505 040		X X X	XXX	39,430,711	83.837	39,430,711	
11.2 Single Class Mortgage-Backed/Asset-Backed Securities	778,012	2,685,440	2,573,088	1,565,248		XXX	XXX	7,601,788	16.163	7,601,788	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES						xxx	VVV				
11.3 Defined							XXX				
11.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES						XXX	X X X				
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES 11.5 Defined						xxx	XXX				
11.6 Other						XXX	XXX				
11.7 Totals	5,534,303	15,211,358	24,721,590	1.565.248		XXX	XXX	47,032,499	100.000	47,032,499	
11.8 Line 11.7 as a % of Col. 8	11.767	32.342	52.563	3.328		XXX	XXX	100.000	X X X	100.000	
12. Total Publicly Traded Bonds	11.707	0Z.04Z	02.000	0.020		XXX	XXX	100.000	XXX	100.000	
12.1 Issuer Obligations	3,643,107	14,051,963	11,850,614	3,800,000	7,750,000	41,095,684	90.225	39,430,711	83.837	41,095,684	XXX
12.2 Single Class Mortgage-Backed/Asset-Backed Securities	976.812	1,884,981	1,149,867	440.778		4,452,438	9.775	7,601,788	16.163	4,452,438	XXX
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
12.3 Defined											XXX
12.4 Other											XXX
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
12.5 Defined											XXX
12.6 Other											XXX
12.7 Totals	4,619,919	15,936,944	13,000,481	4,240,778	7,750,000	45,548,122	100.000	47,032,499	100.000		XXX
12.8 Line 12.7 as a % of Col. 6	10.143	34.989	28.542	9.311	17.015	100.000	XXX	XXX	XXX	100.000	XXX
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	10.143	34.989	28.542	9.311	17.015	100.000	XXX	XXX	XXX	100.000	XXX
13. Total Privately Placed Bonds											
13.1 Issuer Obligations										XXX	
13.2 Single Class Mortgage-Backed/Asset-Backed Securities										XXX	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES 13.3 Defined										xxx	
13.3 Defined 13.4 Other										XXX	
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES										······	
13.5 Defined										xxx	
13.6 Other										XXX	
13.7 Totals										XXX	
13.8 Line 13.7 as a % of Col. 6							XXX	XXX	XXX	xxx	
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							XXX	XXX	XXX	XXX	
10.0 20 10.1 20 4 70 01 20 10.11, 00.1.0, 0000011 10							/////	^^^	^^^		

SCHEDULE DA - PART 2

Verification of SHORT-TERM INVESTMENTS Between Years

		1	2	3	4 Other Short-term	5 Investments in Parent,
		Total	Bonds	Mortgage Loans	Investment Assets (a)	Subsidiaries and Affiliates
Book/adjusted carrying value, prior year		4,731,291	4,731,291			
Cost of short-term investments acquired		48,043,159	48,043,159			
Increase (decrease) by adjustment						
Increase (decrease) by foreign exchange adjustment	nt					
5. Total profit (loss) on disposal of short-term investr	ents					
Consideration received on disposal of short-term in	vestments	49,263,407	49,263,407			
7. Book/adjusted carrying value, current year		3,511,043	3,511,043			
Total valuation allowance						
9. Subtotal (Lines 7 plus 8)		3,511,043	3,511,043			
10. Total nonadmitted amounts						
11. Statement value (Lines 9 minus 10)		3,511,043	3,511,043			
12. Income collected during year		27,446	27,446			
13. Income earned during year		27,373	27,373			

(a) Indicate the category of such assets, for example, joint ventures, transportation equipment:

NONE Schedule DB - Part A and B Verification

Schedule DB - Part C, D and E Verification **NONE**

Schedule DB - Part F - Section 1 **NONE**

NONE Schedule DB - Part F - Section 2

SCHEDULE E-PART 1A-SEGREGATED FUNDS HELD FOR OTHERS AS NON-INTEREST EARNING CASH DEPOSITS

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which non-interest earning deposits of segregated funds held for others were maintained by the Company at any time during the year and the balances, if any (according to reporting entity's records) on December 31, of the current year.

1	2	3
Depository	Rate of Interest	Balance
ODEN DEPONITORIES		
OPEN DEPOSITORIES FEDERALLY INSURED DEPOSITORIES		
ompass Bank San Antonio, Texas		1,109,148
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository	XXX	
0199999 Total Federally Insured Depositories	XXX	1,109,148
NON-FEDERALLY INSURED DEPOSITORIES		
ompass Bank San Antonio, Texas		171,979
0299999 Total Non-Federally Insured Depositories	XXX	171,979
3399999 Total Open Depositories - Dec. 31st	XXX	1,281,127
SUSPENDED DEPOSITORIES		1,201,121
SOON ENDED BEI CONTONIEC		
O499999 Total Suspended Depositories - Dec. 31st	XXX	
		• • • • • • • • • • • • • • • • • • • •
D599999 Grand Total - All Depositories - Dec. 31st	XXX	1,281,127
 Totals: Last day of January February 		
3. March4. April		
5. May 6. June 7. July		
7. July		
8. August 9. September		
10. October11. November	1,906,858 1,158,273 1,281,127	
12. December	1,281,127	

NONE Schedule E - Part 1B

NONE Schedule E - Part 1C

SCHEDULE E - PART 1D - SUMMARY

Segregated Fund	s Held for Others		
	1	2	3
Туре	Non-Interest Earning	Interest Earning	Total (Cols. 1 + 2)
Open depositories	1,281,127		1,281,127
Suspended depositories			
3. Total segregated cash funds held for others (Note B(2), Page 2)			1,281,127
4. Other forms of security held for others (Note B(3), Page 2)			
5. Total all segregated funds held for others (Note B(1), Page 2)	1,281,127		1,281,127
Company Funds on	Hand and on Deposit		
General Funds			
6. Open depositories			1,146,975
7. Suspended depositories			1,110,010
8. Total general funds		* * * * * * * * * * * * * * * * * * * *	1,146,975
D. D			
Reinsurance Reserve Funds			
9. Open depositories			
Suspended depositories Total reinsurance reserve funds			
11. Total fellisulative reserve fullus			
Total Company Funds			
12. Open depositories			1,146,975
13. Suspended depositories			
14. Total company funds on deposit (Lines 8 & 11)			1,146,975
15. Company funds on hand			
16. Total company funds on hand and on deposit			1,146,975

SCHEDULE E - PART 1E - SUMMARY OF INTEREST EARNED

	1 Interest Earned by	2 Average Monthly Balance of Non-Earning	3 Average Monthly Balance of Earning
Interest Earned On	Company	Deposits	Deposits
Segregated Funds Held for Others			
17. Open depositories		1,448,753	
18. Suspended depositories		*********	
19. Total segregated funds held for others		1,448,753	
Company Funds on Deposit			
20. Open depositories	8,599		703,927
21. Suspended depositories			
22. Total company funds on deposit	8,599		703,927
Total All Funds on Deposit			
23. Open depositories	8,599	1,448,753	703,927
24. Suspended depositories			
25. Total all funds on deposit	8,599	1,448,753	703,927

Annual Statement for the year 2003 of the	Alamo Title Insurance
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SCHEDULE E - PART 1F - FUNDS ON DEPOSIT INTERROGATORIES

1.	Does the reporting entity require, at least annually, letters of representation from its directors and officers concerning conflicts of interest in relation	n to:
1.1	The supply of goods or paid provision of personal services to a reporting entity depository listed in Schedule E-Part 1, or its parent, subsidiaries, or any of its affiliates?	YES[X]NO[]
1.2	Real estate agreements, including, but not limited to lease, rental, mortgage, or purchase agreements with the reporting entity depository listed in Schedule E-Part 1, or its parent, subsidiaries, or any of its affiliates?	YES[X]NO[]
2.1	Is the reporting entity aware of any real estate agreements, including, but not limited to lease, rental, mortgage, or purchase agreements, existing between the reporting entity, its Parent, Subsidiaries, or any of its Affiliates, and any depository listed in Schedule E-Part 1, or its parent, subsidiaries or any of its affiliates?	YES[]NO[X]
2.2	If yes, give details below.	
3.	Does the reporting entity maintain sufficient records of funds held as escrow or security deposits and reported in	
	Exhibit Capital Gains (Losses) and Part 1A that will enable it to identify the funds on an individual basis?	YES[X]NO[]

SCHEDULE F - PART 1

Assumed Reinsurance as of December 31, Current Year (000 Omitted)

					ecember 31, Curre						
1 Federal ID Number	NAIC Company Code	3 Name of Reinsured	4 Domiciliary Jurisdiction	5 Reinsurance Assumed Liability	6 Assumed Premiums Received	7 Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	8 Reinsurance Payable on Known Case Losses and LAE Reserves	9 Assumed Premiums Receivable	Funds Held By or Deposited With Reinsured Companies	11 Letters of Credit Posted	Amount of Assets Pledged or Compensating Balances to Secure Letters of Credit
36-2468956 86-0417131 95-2410872	51586 50067	Fidelity National Title Insurance Company TICOR Title Insurance Company	Kansas City, Missouri Santa Barbara, California Santa Barbara, California	54,200 123,985 7,000	10 22 1						
0399999		Total Affiliates - Other (Non-U.S.)		185,185	33						
0499999		Total Affiliates	<u></u>	185,185	33						
95-2566122	50814	First American Title Insurance Company	Santa Ana, California	1,639	11						
0599998		Total Other U.S. Unaffiliated Insurers Less Than \$50,000									
0599999		Total Other U.S. Unaffiliated Insurers		1,639	1						
					*****		* * * * * * * * * * * * * * * * * * * *				
9999999		TOTALS		186,824	34						

SCHEDULE F - PART 2

Ceded Reinsurance as of December 31, Current Year (000 Omitted)

				Ceded Re	insurance as of De	cember 31, Curren	t Year (UUU Omitted	a)				
1	2	3	4	5	6	7	8	9	Reinsurand	e Payable	12	13
Federal ID Number	NAIC Company Code	Name of Reinsurer	Domiciliary Jurisdiction	Reinsurance Contracts Ceding 75% or More of Direct Premiums Written	Reinsurance Ceded Liability	Ceded Reinsurance Premiums Paid	Reinsurance Recoverable on Paid Losses and Loss Adjustment Expenses	Reinsurance Recoverable on Known Case Losses and LAE Reserves	10 Ceded Balances Payable	Other Amounts Due to Reinsurers	Net Amount Recoverable From Reinsurers (Cols. 8 + 9 - 10 - 11)	Funds Held By Company Under Reinsurance Treaties
36-2468956 86-0417131	50229 51586	Chicago Title Insurance Company Fidelity National Title Insurance Company	Knasas City Missouri Santa Barbara California		21,839 33,061	4 6						
0299999		Total Authorized - Affiliates - U.S. Non-Pool			54,900	10						
0499999		Total Authorized - Affiliates			54.900	10						
0433333		Total Authorized - Allillates			54,900	10						
0999999		Total Authorized			54,900	10						
		Tatala			E4 000							
9999999		Totals			54,900	10						

SCHEDULE F - PART 3

Provision for Unauthorized Reinsurance as of December 31, Current Year (000 Omitted)

								Di Decellibei								
1 Federal	NAIC Com-	3 Name of	4 Domiciliary	5 Reinsurance Recoverable all Items	6 Funds Held By Company Under Reinsurance	7 Letters of	8 Ceded Balances	9 Miscellaneous	10 Other Allowed	Sum of Cols. 6 thru 10 but not in excess	12 Subtotal Col. 5 minus	Recoverable Paid Losses & LAE Expenses Over 90 Days past Due not	14 20% of Amount in	15 Smaller of Col. 11 or	16 Smaller of Col. 11 or 20% of Amount in Dispute Included in	17 Total Provision for Unauthorized Reinsurance Smaller of Col. 5 or Cols.
Number	pany Code	Reinsurer	Jurisdiction	Schedule F	Treaties	Credit	Payable	Balances	Offset Items	of Col. 5	Col. 11	in Dispute	Col. 13	Col. 11 of	Col. 5	12 + 15 + 16
					* * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *						
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⁰ are included in Column 5.
0 are excluded from Column 13.
0 recoverables on ceded IBNR on contracts in force prior to July 1, 1984 and not subsequently renewed.

SCHEDULE H - PART 1

Showing All Title Plants Owned at December 31 of Current Year and Basis of Valuation

1	2	Title Plant 0	Covering Period	5	6	7	8	9	10
Permanent Identification Number	Form of Ownership	3 From	4 To	Date Acquired	Actual Cost	Book Value	Book Value Valuation Basis (a)	Increase by Adjustment in Book Value	Decrease by Adjustment in Book Value
3 4 5 7 8 9	100% 100% 100% 100% 100% 100%	01/01/1880 01/01/1837 01/01/1838 01/01/1838 01/01/1838 01/01/1838 01/01/1949	12/31/2003 12/31/2003 12/31/2003 12/31/2003 12/31/2003 12/31/2003 12/31/2003	03/01/1993 12/31/1991 05/01/1990 03/01/1993 08/26/1997 08/29/1997 01/01/1998	77,321 107,700 622,118 344,154 108,650 108,650 147,760	73,549 147,760	Cost Cost Cost Depreciated Cost Depreciated Cost Cost		10,20 28,06
11 12	100% 100%	01/01/1949 01/01/1843	12/31/2003 12/31/2003	11/01/1999 12/17/2003	21,650 135,000	21,650 135,000	Cost Cost		
9999999 Totals					1,673,003	1,572,453	XXX		38,20

⁽a) If the basis is other than cost, provide explanation to reason for deviating from the cost basis:

SCHEDULE H - PART 2

Showing All Title Plants Acquired During the Year

				<u> </u>	All Title Plants Acquired Durin					
1	2	Title Plant	Covering	5	6	7	8	9	10	11 Title Plant Not 100%
Permanent Identification Number	Form of Ownership	3 From	4 To	Date Acquired	How Acquired	Name of Seller	Acquisition / Construction Cost to Company During Year	Book Value at December 31 of Current Year	Percentage Ownership as of December 31	Owned (Does Company Participate in Maintenance Cost? Yes or No)
12	Wholly	01/01/1843	12/31/2003	12/17/2003	Purchase	Standard Land Title Co. LLC	135,000	135,000	100.000	No.
9999999 Totals				<u> </u>		I	135,000	135,000	XXX	XXX

Alamo Title Insurance

SCHEDULE H - PART 3

Showing All Title Plants Sold or Otherwise Disposed of During the Year

1	2	Title Plant Co	overing Period	5	6	7	8 .	9 .	_10_	11	12
Permanent Identification Number	Form of Ownership	3 From	4 To	Date Sold	Name of Purchaser	Cost to Company	Increase by Adjustment in Book Value During Year	Decrease by Adjustment in Book Value During Year	Book Value at Date of Sale	Consideration	Profit and (Losses) on Sale

* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	
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			* * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *	
									* * * * * * * * * * * * * * * * * * * *		
* * * * * * * * * * * * * * * * * * * *											

* * * * * * * * * * * * * * * * *	***************************************					* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	

SCHEDULE H - Verification Between Years

1.	Book value, December 31, prior year (Page 2, Line 9, Col. 1, prior year statement)	1,475,712
	Increase by adjustment in book value:	
	2.1 Totals, Part 1, Col. 9	
	2.2 Totals, Part 3, Col. 8	
3.	Cost of acquisition, Part 2, Col. 8	135,000
4.	Totals	1,610,712

5	Doorooco	hv	adjustment	in	book value

5. Decrease by adjustment in book value.	
5.1 Totals, Part 1, Col. 10	38,261
5.2 Totals, Part 3, Col. 9	
6. Consideration received on sales, Part 3, Col. 11	
7. Net profit (loss) on sales, Part 3, Col. 12	
8. Book value, December 31, current year (Page 2, Line 9, Col. 1)	1,572,451

Schedule H - Part 4

Showing Total Title Assets Held Directly or by Subsidiaries

	1	2
	Title Plant	Title Plant
	Value	Value Prior
Type of Title Plant Ownership	Current Year	Year
Direct investment in title plant assets	1,572,452	1,352,454
Title plant assets held by subsidiaries (proportionate to ownership)	259,282	259,282
3. Total (Line 1 plus Line 2)	1,831,734	1,611,736

SCHEDULE P - PART 1 - SUMMARY

(\$000 Omitted)

		1		Premiums V	Vritten and Oth	er Income		L	oss and Alloca	ited Loss Adju	stment Expen	ses Payments	3
Years	-	Amount	2	3	4	5	6	I	oss Payments	i	Alloc	cated LAE Pay	ments
Whi Polic	cies	of Insurance	5		0.11			7	8	9	10	11	12
We Writt	-	Written in Millions	Direct Premium	Assumed Premium	Other Income	Ceded Premium	Net	Direct	Assumed	Ceded	Direct	Assumed	Ceded
1. , F	Prior	XXX	300,959	3,891		326	304,524	6,721			764		
2. 1	1994		73,321	37		46	73,312	826			507		
3. 1	1995		65,986	31		59	65,958	759			592		
4. 1	1996	8,320	76,838	23		23	76,838	472			472		
5. 1	1997	8,641	82,873	46		65	82,854	636			261		
6. 1	1998	13,489	116,773	31		56	116,748	1,129			775		
7. 1	1999	14,496	103,548	49	82	46	103,633	764			297		
8. 2	2000	12,756	94,747	83	103	2	94,931	934			127		
9. 2	2001	13,483	99,333	96	237		99,666	1,278			237		
10. 2	2002	15,363	108,421	94	150	7	108,658	676			113		
	2003	20,161	133,260	34	783	10	134,067	157			1		
12. 7	Totals	XXX	1,256,059	4,415	1,355	640	1,261,189	14,352			4,146		

		13	14	15	16			Loss and All Adjustment Ex	ocated Loss penses Unpaid			23
			l la ella sata d	Total Net Loss and	Niverbanaf	Kno	wn Claim Reser	ves		IBNR Reserves		l la alla a ata d
		Salvage and Subrogation Received	Unallocated Loss Expense Payments	(Cols. 7+8+10+11 -9-12+14)	Number of Claims Reported (Direct)	17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded	Unallocated Loss Expense Unpaid
1.	Prior	32		7.485	1,529	163			447			
2.	1994	14		1,333	190	43			121			
3.	1995	39		1,351	214	89			131			
4.	1996	76		944	195	27			234			
5.	1997	45		897	196	3			328			
6.	1998	80		1,904	318	88			450			
7.	1999	147		1,061	317	284			445			
8.	2000	63		1,061	254	97			938			
9.	2001	101		1,515	216	683			686			
10.	2002	67			212	475			1,285			
11.	2003	8		158	55	106			2,261			
12. T	Total	672		18,498	3,696	2,058			7,326		1	1

	24	25	Losses a	nd Allocated Lo	oss Expenses I	ncurred	Loss and	LAE Ratio	32	33	34	35
	Total Net		26	27	28	29	30	31				
	Loss and								Net Loss &			
	LAE	Number							LAE		Inter-	Net
	Unpaid	of	Direct						Per		company	Reserves
	(Cols.	Claims	(Cols.	Assumed	Ceded		Direct Basis		\$1000 Of	Discount	Pooling	After
	17+18+20	Out-	7+10+	(Cols. 8	(Cols. 9		([Cols. 14+	Net Basis	Coverage	For Time	Partic-	Discount
	+21-19	standing	17	+11+18	+12+19		23+26/		([Cols. 29+14	Value of	ipation	(Cols.
	-22+23)	(Direct)	+20)	+21)	+22)	Net	[Cols. 2+4])	+29]/Col.6)	+23]/Col. 1)	Money	Percentage	24-33)
1. Prior	610	22	8,095			8,095	0.027	0.027	XXX			610
2. 1994	164	3	1,497			1,497	0.020	0.020				164
3. 1995	220	12	1,571			1,571	0.024	0.024				22
4. 1996	261	16	1,205			1,205	0.016	0.016	0.145			26
5. 1997	331		1,228			1,228	0.015	0.015	0.142			33
6. 1998	538	29	2,442			2,442	0.021	0.021	0.181			538
7. 1999	7.29	41	1,790			1,790	0.017	0.017	0.123			729
8. 2000	1,035	54	2,096			2,096	0.022	0.022	0.164			1,035
9. 2001	1,369	47	2,884			2,884	0.029	0.029	0.214			1,369
10. 2002	1,760	103	2,549			2,549	0.023	0.023	0.166			1,760
11. 2003	2,367	37	2,525			2,525	0.019	0.019	0.125			2,367
2. Total	9,384	375	27,882			27,882	XXX	XXX	XXX	l	XXX	9,384

SCHEDULE P - PART 1A - POLICIES WRITTEN DIRECTLY

(\$000 Omitted)

	1		Premiums '	Written and Oth	ner Income			Loss and Alloc	ated Loss Adju	stment Expenses Payments			
Years In Which	Amount of	2	3	4	5	6	I	Loss Payments	1	Alloc	ated LAE Pay	ments	
Policies	Insurance	Direct	Assumed	Other	Codod		7	8	9	10	11	12	
Were Written	Written in Millions	Direct Premium	Assumed Premium	Other Income	Ceded Premium	Net	Direct	Assumed	Ceded	Direct	Assumed	Ceded	
1. Prior 2. 1994	XXX												
3. 1995 4. 1996						* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *					
5. 1997						ION							
6. 1998 7. 1999													
8. 2000 9. 2001													
10. 2002 11. 2003													
12. Totals	XXX												

		13	14	15	16			Loss and All Adjustment Exp				23
			Linaliaaatad	Total Net Loss and	Number of	Kno	wn Claim Reser	ves		IBNR Reserves		l la alla a ata d
		Salvage and Subrogation	Unallocated Loss Expense	(Cols. 7+8+10+11	Claims Reported	17			20	21	22	Unallocated Loss Expense
		Received	Payments	-9-12+14)	(Direct)	Direct	Assumed	Ceded	Direct	Assumed	Ceded	Unpaid
1.	Prior											
2.	1994											
3.	1995											
4.	1996					.	NE					
5.	1997					N. L.,	/					
6.	1998											
7.	1999											
8.	2000											
9.	2001											
10.	2002											
11.	2003											
12.	Total											

		24	25	Losses a	and Allocated L	oss Expenses	Incurred	Loss and	LAE Ratio	32	33	34	35
		Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19 -22+23)	Number of Claims Out- standing (Direct)	26 Direct (Cols. 7+10+ 17 +20)	27 Assumed (Cols. 8 +11+18 +21)	28 Ceded (Cols. 9+12 +19+22)	29 Net	30 Direct Basis ([Cols. 14+ 23+26]/ [Cols. 2+4])	31 Net Basis ([Cols. 14+23 +29]/Col.6)	Net Loss & LAE Per \$1000 Of Coverage ([Cols.29+14 +23]/Col. 1)	Discount For Time Value of Money	Inter- company Pooling Partic- ipation Percentage	Net Reserves After Discount (Cols. 24-33)
1. 2.	Prior 1994									XXX			
3. 4. 5.	1995 1996 1997						ION						
6. 7.	1998 1999												
8. 9. 10.	2000 2001 2002												
11.	2003 Total		* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *			XXX	XXX	XXX		XXX	

SCHEDULE P - PART 1B - POLICIES WRITTEN THROUGH AGENTS

(\$000 Omitted)

	1		Premiums 1	Written and O	ther Income		I	Loss and Alloc	ated Loss Adju	stment Expens	ses Payments	
Years In	Amount	2	3	4	5	6	l	oss Payments	3	Alloc	ated LAE Pay	ments
Which Policies	of Insurance	5		0.11			7	8	9	10	11	12
Were Written	Written in Millions	Direct Premium	Assumed Premium	Other Income	Ceded Premium	Net	Direct	Assumed	Ceded	Direct	Assumed	Ceded
1. Prior	XXX	300,959	3,891		326	304,524	6,721			764		
2. 1994		73,321	37		46	73,312	826			507		
3. 1995		65,986	31		59	65,958	759			592		
4. 1996	8,320	76,838	23		23	76,838	472			472		
5. 1997	8,641	82,873	46		65	82,854	636			261		
6. 1998	13,489	116,773	31		56	116,748	1,129			775		
7. 1999	14,496	103,548	49	82	46	103,633	764			297		
8. 2000	12,756	94,747	83	103	2	94,931	934			127		
9. 2001	13,483	99,333	96	237		99,666	1,278			237		
10. 2002	15,363	108,421	94	150	7	108,658	676		I	113		
11. 2003	20,161	133,260	34	783	10	134,067	157			1		
12. Totals	XXX	1,256,059	4,415	1,355	640	1,261,189	14,352			4,146		

		13	14	15 Tatal Nat	16			Loss and All Adjustment Exp				23
			Unallocated	Total Net Loss and Expense Paid	Number of	Kno	wn Claim Reser	ves		IBNR Reserves		Unallocated
		Salvage and Subrogation	Loss Expense	(Cols. 7+8+10+11	Claims Reported	17	18	19	20	21	22	Loss Expense
		Received	Payments	-9-12+14)	(Direct)	Direct	Assumed	Ceded	Direct	Assumed	Ceded	Unpaid
1.	Prior	32		7,485 1,333	1,529 190	163 43			447			
3.	1994 1995	39		1,351	214	89			121 131			
4.	1996			944	195 196	27			234 328			
6.	1998	80		1,904	318	88			450			
7. 8.	1999	147		1,061 1.061	317 254	284 97			445 938		* * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *
9.	2001	101		1,515	216	683			686			
10.	2002	67 8		789 158	212 55	475 106			1,285 2,261	* * * * * * * * * * * * * * * * * * * *		
12.	Total	672		18,498	3,696	2,058			7,326			

	24	25	Losses a	ind Allocated	Loss Expenses	Incurred	Loss and	LAE Ratio	32	33	34	35
	Total Net		26	27	28	29	30	31	Net Loss &			
	Loss and								LAE			
	LAE	Number							Per		Inter-	Net
	Unpaid	of	Direct						\$1000 Of		company	Reserves
	(Cols.	Claims	(Cols.	Assumed	Ceded		Direct Basis	Net Basis	Coverage	Discount	Pooling	After
	17+18+20	Out-	7+10	(Cols. 8	(Cols.		([Cols. 14+	([Cols. 14	([Cols. 29	For Time	Partic-	Discount
	+21-19-	standing	+17	+11+18	9+12		23+26]/	+23+29]/	+14+23]/	Value of	ipation	(Cols.
	22+23)	(Direct)	+20)	+21)	+19+22)	Net	[Cols. 2+4])	Col.6)	Col. 1)	Money	Percentage	24-33)
1. Prior	610	22	8,095			8,095	0.027	0.027	XXX			610
2. 1994	164	3	1,497			1,497	0.020	0.020				164
3. 1995	220	12	1,571			1,571	0.024	0.024				220
4. 1996	261	16	1,205			1,205	0.016	0.016	0.145			261
5. 1997	331		1,228			1,228	0.015	0.015	0.142			331
6. 1998	538	29	2,442			2,442	0.021	0.021	0.181			538
7. 1999	729	41	1,790			1,790	0.017	0.017	0.123			729
8. 2000	1,035	54	2,096			2,096	0.022	0.022	0.164			1,035
9. 2001	1,369	47	2,884			2,884	0.029	0.029	0.214			1,369
10. , 2002	1,760	103	2,549			2,549	0.023	0.023	0.166			1,760
11. 2003	2,367	37	2,525			2,525	0.019	0.019	0.125			2,367
Total	9,384	375	27,882			27,882	XXX	XXX	XXX		XXX	9,384

SCHEDULE P-PART 2 POLICY YEAR INCURRED LOSS AND ALAE

						ad Allacatad F	V F-	٠ - ((((((((((((((((((
				I			enses at Year Er IBNR on Unrepo				
		1	2	3	4	5	6	7	8	9	10
	Years in										
	Which										
	Policies										
We	ere Written	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
1.	Prior	809	727	866	887	870	1,126	1,316	1,282	1,248	1,273
2.	1984	410	458	486	491	424	424	435	424	438	439
3.	1985	684	616	636	669	601	581	580	583	606	606
4.	1986	1,201	828		868	755	827	828	828	857	864
5.	1987	931	845		670	530	542	533	563	560	561
6.	1988	1,057	1,100		842	1,023	1,002	983	975	1,010	1,013
7.	1989	875		548	525	395	429	414	419	473	475
8.	1990	580	485	488	479	548	512	483	455	507	505
9.	1991	1,383	1,421	1,542	733	786	1,140	943	1,040	915	908
10.	1992	1,791	988	7,82	779	897	824	790	751	739	714
11.	1993	807	919	961	978	1,218	1,019	811	669	714	737
12.	1994	649	2,650	1,054	1,091	1,876	2,059	1,619	1,328	1,447	1,497
13.	1995	XXX	1,564	1,034	1,083	2,159	1,803	1,595	1,338	1,353	1,569
14.	1996	XXX	XXX	1,118	1,272	2,687	2,532	1,741	1,325	1,146	1,205
15.	1997	XXX	XXX	XXX	1,408	2,965	2,748	2,175	1,513	1,207	1,228
16.	1998	XXX	XXX	XXX	XXX	3,852	4,177	3,610	2,876	2,375	2,442
17.	1999	XXX	XXX	XXX	XXX	XXX	4,272	3,497	2,298	1,785	1,790
18.	2000	XXX	XXX	XXX	XXX	XXX	XXX	3,914	2,327	2,292	2,097
19.	2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX	2,724	2,961	2,882
20.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	2,471	2,549
21.	2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	2,525

SCHEDULE P-PART 2A POLICY YEAR PAID LOSS AND ALAE

			Cum	ulative Paid Lo	osses and Allo (\$000 on		ses at Year Er	nd			11	12
	1	2	3	4	5	6	7	8	9	10		
Years in Which Policies Were Written	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
1. Prior		690	695	749	825	971	1,026	1,112	1,155	1,181	110	257
2. 1984	408	410	410	415	424	424	424	424	424	424	28	50
3. 1985	507	523	533	554	569	581	581	583	583	583	43	47
4. 1986	705	724	741	751	752	752	828	828	830	831	48	68
5. 1987	422	507	522	530	530	531	533	533	533	533	47	99
6. 1988	445	466	540	651	974	974	975	975	975	975	65	67
7. 1989	328	392	393	395	395	395	414	419	419	419	48	41
8. 1990	288	325	349	359	448	449	455	455	455	455	39	35
9. 1991	1,098	1,152	1,257	524	602	626	642	836	845	845	54	59
10. 1992	416	437	463	500 529	517	545	597 574	605 587	611	638	63	79
11. 1993 12. 1994	274 77	339 339	393 364	484	564 799	565 1,056	1,069	1,094	593 1,273	1,333		92 101
12. 1994 13. 1995	XXX	83	210	388	688	788	843	981	1,095	1,349	68	134
14. 1996	XXX	XXX	50	298	613	764	784	833	860	944	57	122
15. 1997	XXX	XXX	XXX	149	387	468	562	807	865	897	74	111
16. 1998	XXX	XXX	XXX	XXX	97	363	1.150	1,377	1,687	1.904	68	221
17. 1999	XXX	XXX	XXX	XXX	XXX	64	457	714	820	1,061	63	213
18. 2000	XXX	XXX	XXX	XXX	XXX	XXX	38	239	978	1,062	40	160
19. 2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX	166	1,139	1,514	71	98
20. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	173	789	44	65
21. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	158	11	7

SCHEDULE P-PART 2B POLICY YEAR LOSS AND ALAE CASE BASIS RESERVES

				Case B	asis Losses and	Allocated Expens	es Reserves at Y	'ear End (\$000 o	mitted)		
Ye	ears in Which	1	2	3	4	5	6	7	8	9	10
١	Were Written	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
1.	Prior	140	36	73	21	45	155	290	170	76	73
2.	1984	2	1		15			10			
3.	1985		18	9	46	32					
4.	1986	5	31	16	8	3	75				
5.	1987	87	27	58	11		11		30		
6.	1988	98	107	198	226	1	3	3			
7.	1989	75	1	16	1		2				
8.	1990	79	32	15	80	2	6	5		2	3
9.	1991	93	169	53	48	116	302	287	84		6
10.	1992	55	35	46	20	42	19	115	106	111	
11.	1993	148	156	112	202	132	129	195	6	6	80
12.	1994	129	233	116	165	153	129	58	89	26	43
13.	1995	XXX	85	168	228	372	336	299	325	120	89
14.	1996	X X X	XXX	124	334	71			91	51	27
15.	1997	XXX	XXX	X X X	150	90	158	353		10	
16.	1998	XXX	XXX	XXX	XXX	194	681	397	351	154	88
17.	1999	XXX	XXX	XXX	XXX	XXX	315	641	346	236	284
18.	2000	XXX	XXX	XXX	XXX	XXX	XXX	167	244	91	97
19.	2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX	173	446	683
20.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	319	475
21.	2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	106

SCHEDULE P-PART 2C POLICY YEAR BULK RESERVES ON KNOWN CLAIMS

							ns at Year End (ed Loss Expense				
Υe	ears in Which Policies	1	2	3	4	5	6	7	8	9	10
١	Nere Written	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
1. 2.	Prior 1984										
3.	1985	* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *		
4.	1986										
5.	1987										
6.	1988										
7.	1989										
8.	1990										
9.	1991					IONE					
10.	1992										
11.	1993										
12.	1994										
13.	1995	XXX									
14.	1996	X X X	X X X								
15.	1997	XXX	X X X	XXX							
16.	1998	XXX	XXX	XXX	XXX						
17.		XXX	XXX	XXX	XXX	XXX					
18.	2000	XXX	XXX	XXX	XXX	XXX	XXX				
19.	2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX			
20.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX		
21.	2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	I

SCHEDULE P-PART 2D POLICY YEAR IBNR RESERVES

				I		n Unreported Cla	,	(\$000 omitted)			
						oss and Allocated	Loss Expense				
Year	s in Which	1 1	2	3	4	5	6	7	8	9	10
F	Policies										
Were	Written	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
1.	Prior			93	117					16	19
2.	1984		47	76	61					14	15
3.	1985	177	75	94	69				* * * * * * * * * * * * * * * * * * * *	23	23
4.	1986	491	73	108	109					27	
5.	1987	422	311	109	129					27	28
6.	1988	514	527	110	(35)	48	25	6 .		36	38
7.	1989	472	488	139	129		32			54	56
8.	1990	213	128	124	40	98	57			50	47
9.	1991	192	100	232	161	68	212	13	120	70	57
10.	1992	1,320	516	273	259	338	260	78	40	16	
11.	1993	384	425	456	247	522	325	43	76	115	
12.	1994	442	2,078	574	442	924	874	492	145	148	121
13.	1995	XXX	1,395	656	467	1,099	679	453	31	137	131
14.	1996	XXX	XXX	944	640	2,003	1,675	868	402	235	234
15.	1997	XXX	XXX	XXX	1,109	2,488	2,122	1,260	628	332	328
16.	1998	XXX	XXX	XXX	XXX	3,562	3,134	2,063	1,148	533	450
17.	1999	XXX	XXX	XXX	XXX	XXX	3,893	2,399	1,238	729	445
18.	2000	XXX	X X X	XXX	X X X	XXX	XXX	3,709	1,844	1,223	938
19.	2001	XXX	X X X	XXX	X X X	XXX	XXX	X X X	2,385	1,376	685
20.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,979	1,285
21.	2003	l xxx	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	2,261

SCHEDULE P-PART 3 INCURRED LOSS AND ALAE BY YEAR OF FIRST REPORT

				Incurred		located Expense on Known Clair	,	,	n Claims		
	Years in Which Claims	1	2	3	4	5	6	7	8	9	10
1	Were First Reported	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
1.	Prior	5,612	5,576	5,666	4,990	5,000	5,272	5,278	5,275		5,118
2.	1994	1,027	866	814	820	857	893	900	881	881	881
3.	1995	X X X	925	724	684	677	753	739	739	744	744
4.	1996	XXX	XXX	776	821	845	945	974	1,014	969	972
5.	1997	XXX	XXX	XXX	1,062	1,789	1,946	2,002	2,055	2,030	2,034
6.	1998	XXX	XXX	XXX	XXX	1,357	1,501	1,697	1,615	1,432	1,522
7.	1999	XXX	XXX	XXX	XXX	XXX	1,486	1,811	1,863	1,836	2,030
8.	2000	XXX	XXX	XXX	XXX	XXX	XXX	1,557	1,008	1,046	1,042
9.	2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,265	2,075	2,170
10.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,833	2,212
11.	2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,829

SCHEDULE P-PART 3A PAID LOSS AND ALAE BY YEAR OF FIRST REPORT

			Cumulat	ive Paid Losses	and Allocate	d Expenses at	Year End (\$00	0 omitted)			11	12
Years in Which Claims Were First	1994	2 1995	3 1996	4 1997	5 1998	6 1999	7 2000	8 2001	9 2002	10 2003	Number of Claims Closed With Loss	Number of Claims Closed Without Loss
Reported	1994	1990	1990	1997	1990	1999	2000	2001	2002	2003	Payment	Payment
1. Prior	5,143	5,355	5,468	4,764	4,933	4,960	4,976	5,168	5,069	5,069	389	555
2. 1994	544	678	730	816	852	873	881	881	881	881	92	69
3. 1995	XXX	403	509	591	669	667	728	730	744	744	79	90
4. 1996	XXX	XXX	265	603	818	856	898	944	951	972	82	121
5. 1997	XXX	XXX	XXX	589	1,484	1,788	1,864	1,942	1,980	2,012	103	169
6. 1998	XXX	XXX	XXX	XXX	514	809	1,091	1,208	1,309	1,431	68	121
7. 1999	XXX	XXX	XXX	XXX	XXX	450	1,229	1,489	1,654	1,885	58	187
8. 2000	XXX	XXX	XXX	XXX	XXX	XXX	384	711	833	1,009	85	233
9. 2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX	594	1,818	1,954	66	263
10. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,076	1,604	90	196
11. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	937	83	125

SCHEDULE P-PART 3B LOSS AND ALAE CASE BASIS RESERVES BY YEAR OF FIRST REPORT

	Vacra in			Case Bas	is Losses and A	Illocated Expens	es Reserves at	Year End (\$000	omitted)		
	Years in Which Claims Were First	1	2	3	4	5	6	7	8	9	10
	Reported	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
1.	Prior	427	220	199	225	66	311	302	112	49	49
2.	1994	483	188	84	4	5	20	20			
3.	1995	XXX	522	215	93	8	87	12	9	18	
4.	1996	XXX	XXX	511	218	27	89	75	71	50	
5.	1997	XXX	XXX	XXX	1,013	304	158	138	114	122	22
6.	1998	XXX	XXX	XXX	XXX	842	712	608	411	182	91
7.	1999	XXX	XXX	XXX	XXX	XXX	1,036	581	381	214	145
8.	2000	XXX	XXX	XXX	XXX	XXX	XXX	1,173	307	257	33
9.	2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX	687	757	216
10.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX		608
11.	2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	892

SCHEDULE P-PART 3C BULK RESERVES ON KNOWN CLAIMS BY YEAR OF FIRST REPORT

	V		Bulk Reserves on Known Claims at Year End (\$000 omitted) Loss and Allocated Loss Expense									
	Years in Which Claims Were First	1	2	3	4	5	6	7	8	9	10	
	Reported	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	
1.	Prior								* * * * * * * * * * * * * * * * * * * *			
2.	1994											
3.	1995	XXX										
4.	1996	XXX	XXX		NIC							
5.	1997	XXX	XXX	XXX	····N(
6.	1998	XXX	XXX	XXX	XXX							
7.	1999	XXX	XXX	XXX	XXX	XXX						
8.	2000	XXX	XXX	XXX	XXX	XXX	XXX					
9.	2001	XXX	XXX	XXX	XXX	XXX	XXX	XXX				
10.	2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX			
11.	2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX		

SCHEDULE P INTERROGATORIES

1.1	Title insurance losses should include all losses on any transaction for which a title insurance premium, rate or charge was made			
	or contemplated. Escrow losses for which the company is contractually obligated should be included. Losses arising from			
	defalcations for which the reporting entity is contractually obligated should be included. Are the title insurance losses	., .,.		
4.0	reported in Schedule P defined in conformance with the above definition?	Yes [X]	No [
1.2 1.3	If not, describe the types of losses reported. If the types or basis of reporting has changed over time, please explain the nature of such changes.			
0.4	Are noted less and allocated less adjustment are appropriately an appropriate features or authorization in appropriate in a secondaria with the			
2.1	Are paid loss and allocated loss adjustment expenses reduced on account of salvage or subrogation in accordance with the instructions?	Yes [X]	No I	1
2.2	If not, describe the basis of reporting.	163[X]	NO [1
2.3	If the basis of reporting has changed over time, please explain the nature of such changes.			
3.1	Are sales of salvage at prices different from their book value recorded in accordance with the instructions?	Yes [X]	No [1
3.2	If not, describe the basis of reporting.			
3.3	If the basis of reporting has changed over time, please explain the nature of such changes.			
4.1	Are the case basis reserves reported gross of anticipated salvage and subrogation in accordance with the instructions?	Yes [X]	No []
4.2	If not, please explain.			
4.3	If the basis of reporting has changed over time, please explain the nature of such changes.			
5.1	Do any of the reserves reported in Schedule P contain a provision for reserve discount, contingency margin, or any other			
5.2	element not providing for an estimation of ultimate liability?	Yes []	No [X]	ı
J.Z	If so, please explain.			
6.1	Does the company IBNR reserves in Schedule P reconcile to the IBNR reserves prepared on a GAAP basis?	Yes [X]	No []
6.2	If not, please explain. YES			
7.1	Are allocated loss adjustment expenses recorded in accordance with the instructions?	Yes [X]	No []
7.2 7.3	If not, please explain which items are not in conformity.			
1.3	If the basis of reporting has changed over time, please explain the nature of such changes.			
8.1	The unallocated loss adjustment expenses paid during the most recent calendar year should be distributed to the various policy			
	years in which the policy was issued as follows: (1) 10% to the most recent policy year, (2) 20% to the next most recent policy year, (3) 10% to the succeeding policy year, (4) 5% to each of the next two succeeding policy years, and (5) the balance to all			
	policy years, including the most recent policy year, in proportion to the amount of loss payments paid for each policy year			
	during the most recent calendar year. Are they so reported?	Yes [X]	No []
8.2	If estimates were used prior to 1996, please explain the basis of such estimates.			
0				
9. 9.1	Indicate the basis of determining claim counts: Are policies having multiple claims shown in Schedule P as a single claim?	Yes[]	No [X]	
9.2	Are claims closed without payment removed from the claim count?	Yes []		
9.3	If the definition of claim count has changed over time, please explain the nature of such changes.			
0.1	Have there been any portfolio reinsurance transfers or other accounting conventions that have caused a mismatch of premiums,			
	other income, loss or ALAE?	Yes []	No [X]	
0.2	If so, please explain.			
1.1	Have there been any excess of loss or stop loss reinsurance treaties or other accounting conventions that have caused a			
	mismatch of premiums, other income, loss or ALAE?	Yes []	No [X]	ı
1.2	If so, please explain.			
2.1	Have there been any major mergers or acquisitions, either with respect to an insurer or an agent, that had a material impact on			
	operations or claims development?	Yes []	No [X]	1
2.2	If so, please explain.			
3.1	Were any estimates or allocations used to complete this data request?	Yes [X]	No []
3.2	If so, please explain the nature of the estimate or allocation, the assumptions made and the data used to support your			
	assumptions. Allocations used to distribute consolidated ULAE to individual insurers and to split IBNR between agent and direct office.			
4.	Are there any especially significant events, coverage, retention or accounting changes which have occurred which must be			
	considered when making an analysis of the information provided?	Yes []	No [X]	

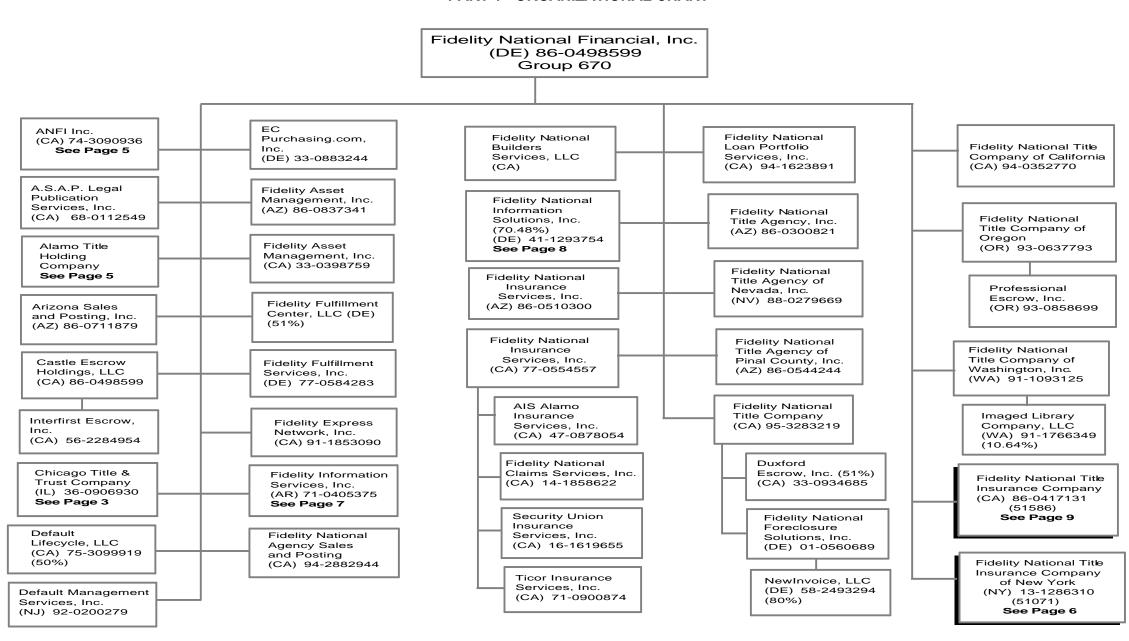
SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

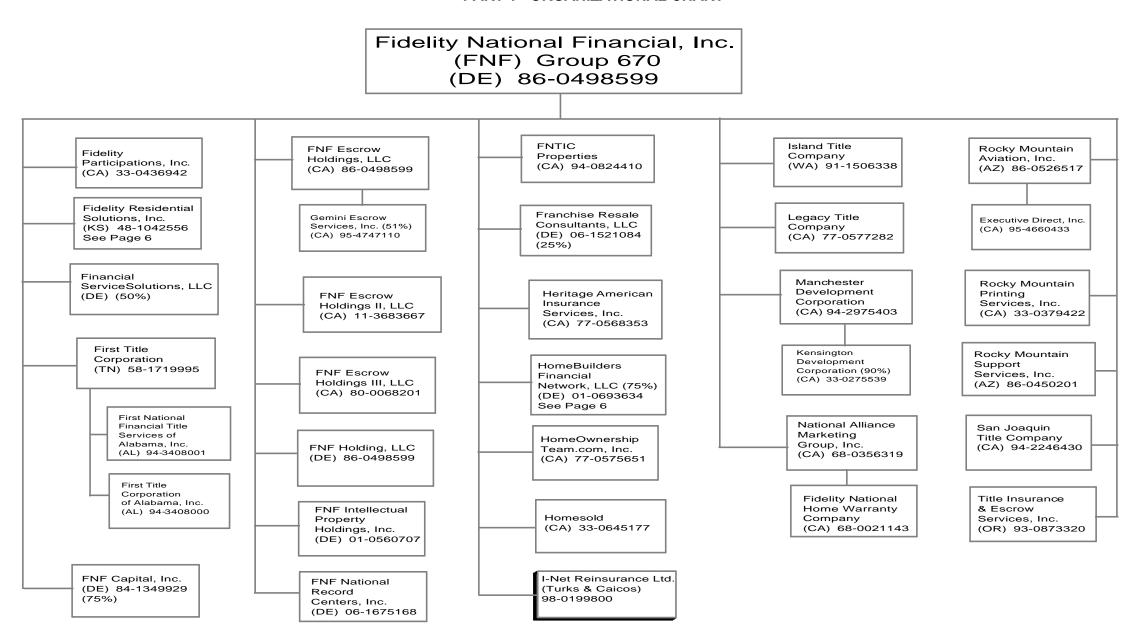
Allocated by States and Territories

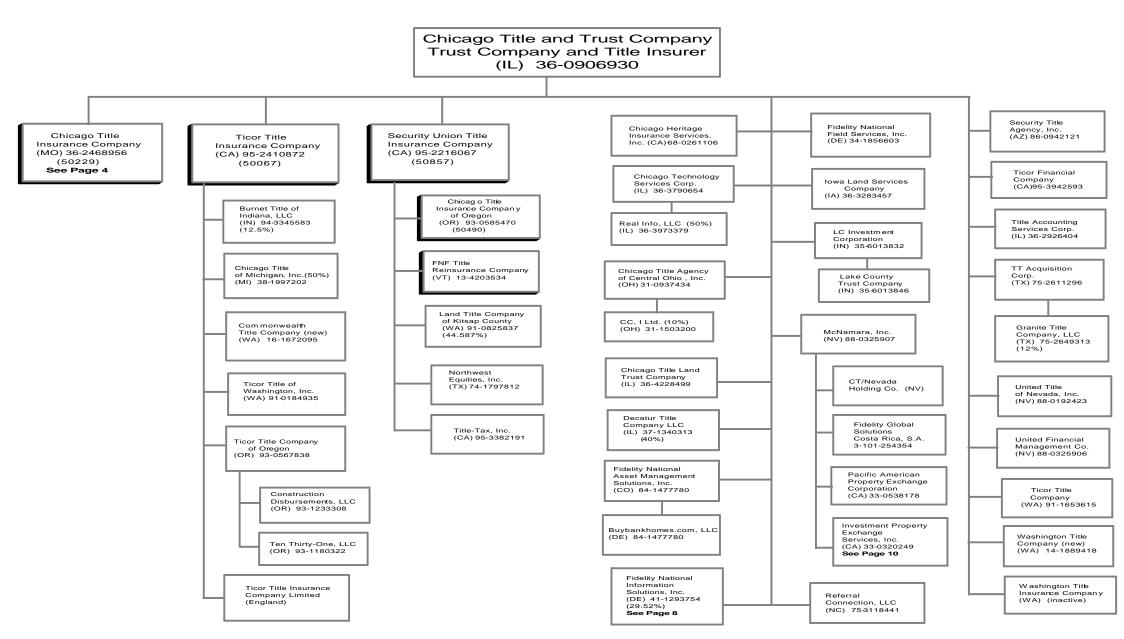
				Allocateu	by States and	u remitorie:	>				
		1	2	Dire	ct Premiums Writt	en	6	7	8	9	10
		ls Insurer		3	Agency Op	erations					
		Licensed ?	Dramium		4	5		Direct	Direct	Direct	Direct
States, Etc.		(Yes or No)	Premium Rate (b)	Direct Operations	Non-affiliated Agencies	Affiliated Agencies	Other Income	Direct Premiums Earned	Direct Losses Paid	Direct Losses Incurred	Direct Losses Unpaid
1. Alabama	AL	NO									
Alaska Arizona	. AK AZ	NO NO						1,249		* * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *
4. Arkansas	AR	NO						1,243			
5. California	CA	NO			* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * *	* * * * * * * * * * * *	4,935	* * * * * * * * * * * * * *	* * * * * * * * * * * * * *	
6. Colorado	CO	NO									
7. Connecticut	. CT	NO									
8. Delaware	. DE	NO									
9. Dist. Columbia	DC FL	NO NO									
10. Florida 11. Georgia	FL GA	NO						3,338			
12. Hawaii	HI	NO			* * * * * * * * * * * * * * * * * * * *			5,550			
13. Idaho	ID	NO									
14. Illinois	. IL	NO							**********		
15. Indiana	. IN	NO						3,238	* * * * * * * * * * * * * * * * * * * *		
16. lowa	. IA	NO									
17. Kansas	KS	NO									
18. Kentucky	KY	NO NO									
19. Louisiana 20. Maine	. LA ME	NO									
21. Maryland	MD	NO	* * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *					* * * * * * * * * * * * * *	
22. Massachusetts	MA	NO	* * * * * * * * * * *			* * * * * * * * * * * * * *	* * * * * * * * * * * * *	1,225		* * * * * * * * * * * * * *	
23. Michigan	MI	NO									
24. Minnesota	MN	NO									
25. Mississippi	. MS	NO									
26. Missouri	. MO	NO									
27. Montana 28. Nebraska	MT	NO NO									
29. Nevada	NE NV	NO						3,238			
30. New Hampshire	NH	NO								* * * * * * * * * * * * * *	
31. New Jersey	NJ	NO									
32. New Mexico	NM	YES	Al		768			29,395	97,193	5,437	79,129
33. New York	NY	NO									
34. No. Carolina	. NC	NO									
35. No. Dakota 36. Ohio	ND OH	NO NO									
37. Oklahoma	OK	NO	* * * * * * * * * *							* * * * * * * * * * * * * * * *	
38. Oregon	OR	NO								* * * * * * * * * * * * * *	
39. Pennsylvania	PA	NO			* * * * * * * * * * * * * * * * * * * *						
40. Rhode Island	RI	NO									
41. So. Carolina	SC.	NO									
42. So. Dakota	SD	NO NO									
43. Tennessee	TN	NO			40.042.050	04 045 770	702.020	121 064 005	0.004 577	2 502 005	1.076.000
44. Texas 45. Utah	TX UT	YES NO	Al		49,013,252	84,245,770	783,030	131,261,065	2,084,577	2,582,895	1,976,826
46. Vermont	VT	NO			* * * * * * * * * * * * * * * * * * * *						
47. Virginia	VA	NO									
48. Washington	WA	NO									
49. West Virginia	WV	NO									
50. Wisconsin	WI	NO NO									
51. Wyoming	WY	NO									
52. American Samoa 53. Guam	. AS GU	NO NO									
54. Puerto Rico	PR	NO			* * * * * * * * * * * * * * * * * * * *						
55. U.S. Virgin Is.	VI	NO									
56. Canada	CN	NO							*********		
57. Aggregate	OT										
Other Alien	OT	XXX							_	_	_
58. Totals		(a) 2			49,014,020	84,245,770	783,030	131,307,683	2,181,770	2,588,332	2,055,955
			1								
DETAILS OF MOITE-INS		1			1	ı	1				i e

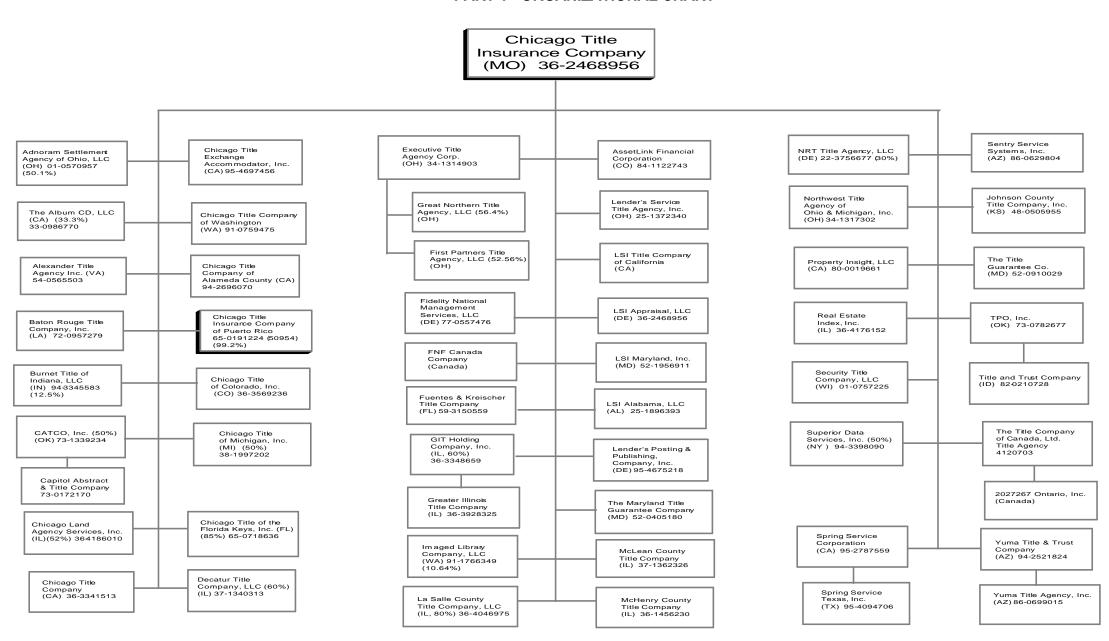
	DETAILS OF WRITE-INS						
5701.		xxx					
5702.		XXX	 		 	 	
5703.		XXX	 		 	 	
5798.	Summary of remaining		 		 	 	
	write-ins for Line 57						
	from overflow page	XXX					
5799.	Totals (Lines 5701 through						
	from overflow page						
	above)	XXX					

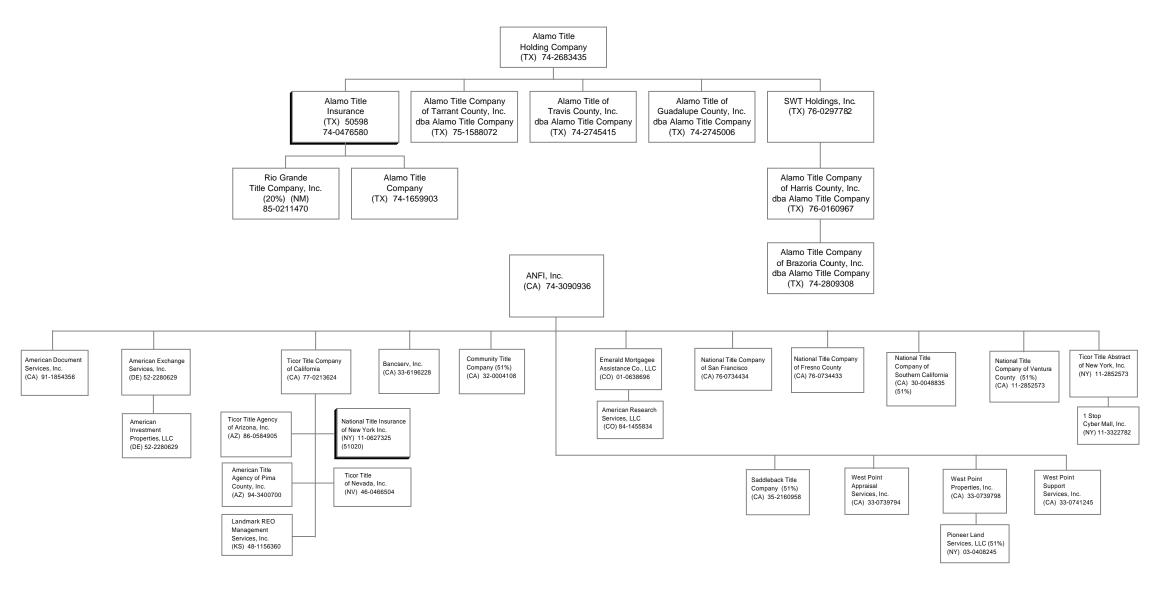
⁽a) Insert the number of yes responses except for Canada and Other Alien.
(b) Insert "Al" if gross all-inclusive rate; "R" if gross risk rate; "O" if other and indicate rate type utilized:

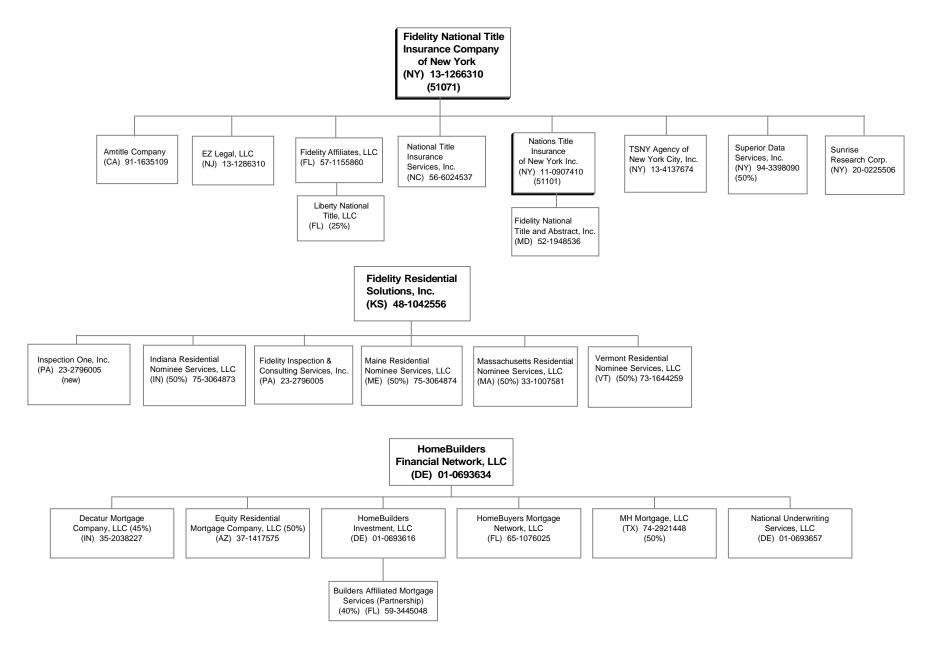


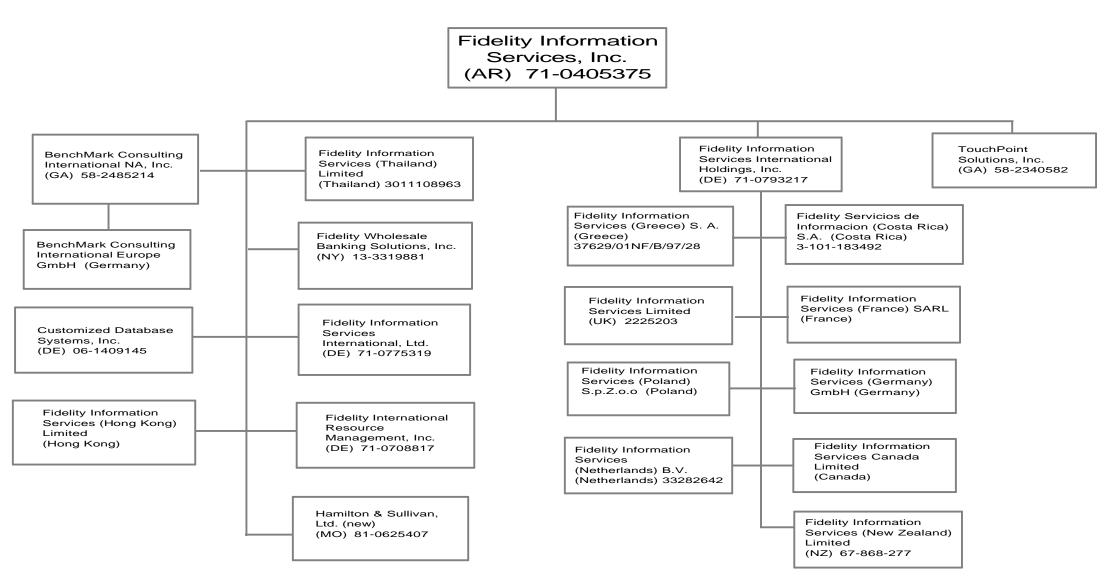


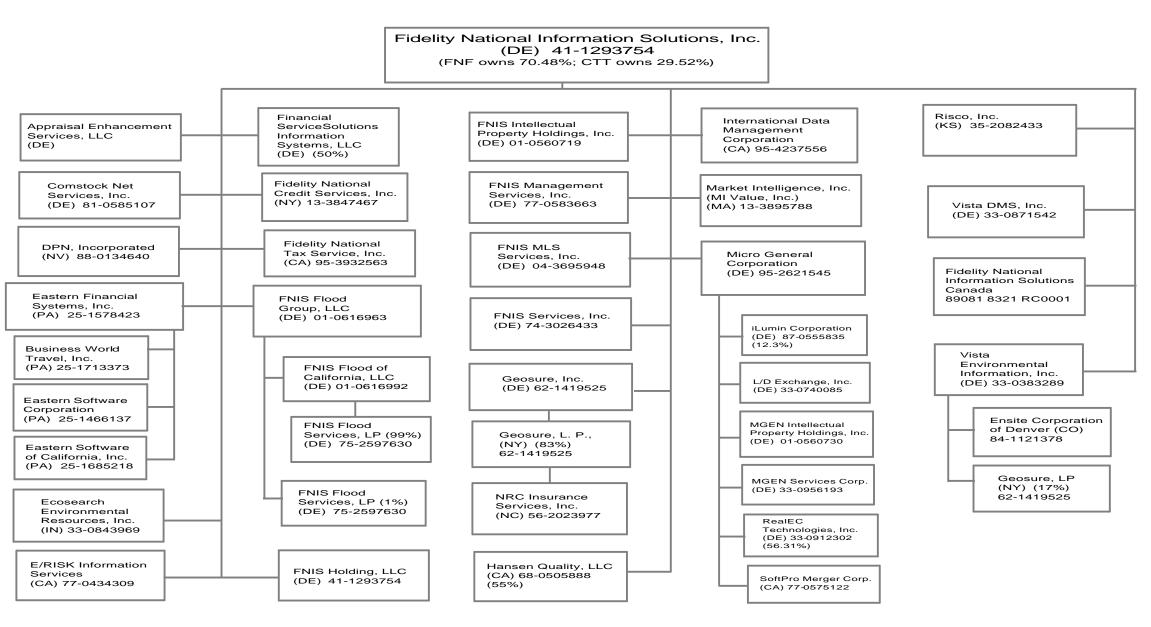


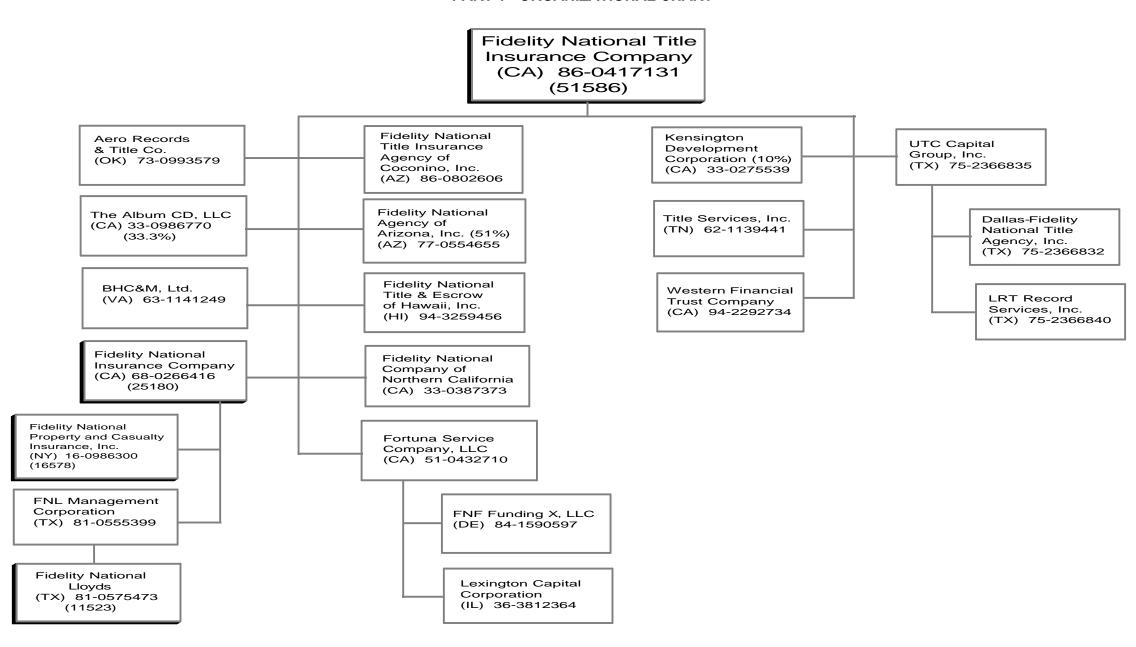


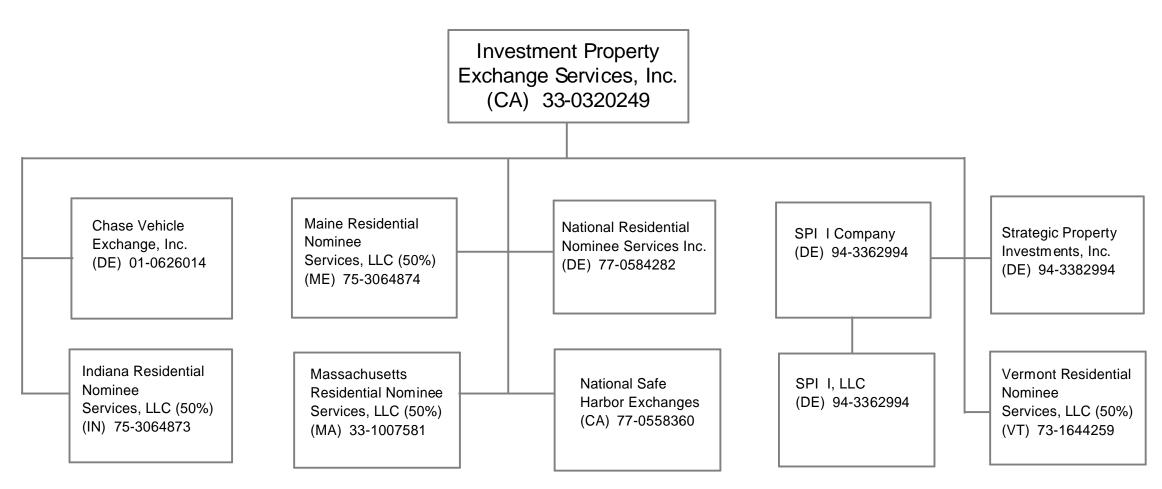












SCHEDULE Y (continued)

PART 2 - SUMMARY OF INSURER'S TRANSACTIONS WITH ANY AFFILIATES

1	2	3	4	5	6	7	8	9	10	11	12	13
NAIC Company Code	Federal ID Number	Names of Insurers and Parent, Subsidiaries or Affiliates	Shareholder Dividends	Capital Contributions	Purchases, Sales or Exchanges of Loans, Securities, Real Estate, Mortgage Loans or Other Investments	Income/ (Disbursements) Incurred in Connection with Guarantees or Undertakings for the Benefit of any Affiliate(s)	Management Agreements and Service Contracts	Income/ (Disbursements) Incurred Under Reinsurance Agreements	*	Any Other Material Activity Not in the Ordinary Course of the Insurer's Business	Totals	Reinsurance Recoverable/ (Payable) on Losses and/or Reserve Credit Taken/ (Liability)
51586	86-0417131	Fidelity National Title Insurance Company	(15,400,000)	(16,145,197)			(62,512,425)			(4,707,773)	(98,765,395)	
51071	13-1286310	Fidelity National Title Insurance Company of New York	(10,000,000)				(58,734,732)				(68,734,732)	
51101	11-0907410	Nations Title Insurance of New York Inc					225,544				225,544	
50598	74-0476580	Alamo Title Insurance	(7.000.000)				(9,112,130)			(1,842,172)	(17,954,302)	
51020	11-0627325	National Title Insurance of New York Inc					(2,294,413)				(2,294,413)	
00000	36-0906930	Chicago Title & Trust Company		(17,782,277)			(48,442,340)			9,459,971	(97,064,646)	
50067	95-2410872	Ticor Title Insurance Company	(7,100,000)				(37,545,214)			(7,034,638)	(51,679,852)	
50229	36-2468956	Chicago Title Insurance Company	38,300,000	17,782,277			(215,569,585)	* * * * * * * * * * * * * * * * * * * *		(18,704,893)	(178,192,201)	
50490	93-0585470	Chicago Title Insurance Company of Oregon	(3,500,000)				(5,965,565)				(9,465,565)	
א 50857	95-2216067	Security Union Title Insurance Company	(1,700,000)				(8,435,905)			(2,627,359)	(12,763,264)	
2 5180	68-0266416	Fidelity National Insurance Company		30,743,825			131,182	2,387,000			33,262,007	(1,904,000)
16578	16-0986300	Fidelity National Property and Casualty Ins					(4,750,909)	(2,180,000)			(6,930,909)	1,767,000
11523	81-0575473	Fidelity National Lloyds					(15,124)	(207,000)			(222,124)	137,000
00000	36-3341513	Chicago Title Company	(80,000,000)								(80,000,000)	
00000	36-3569236	Chicago Title Co of Colorado									(2,700,000)	
00000	72-0957279	Baton Rouge Title	(1,800,000)								(1,800,000)	
00000	36-4176152	Real Estate Index	(2,500,000)								(2,500,000)	
00000	37-1362326	McLean Title	(0.000.000)								(3,800,000)	
00000	91-0759475	Chicago Title of Washington	(0.000.000)								(2,600,000)	
00000	38-1997202	Chicago Title of Michigan	(4.000.000)				* * * * * * * * * * * * * * * * * * * *				(1,200,000)	
00000	86-0942121	Security Title Co of Phoenix	(= =00 000)								(7,700,000)	
00000	34-1856603	Fidelity National Field Services	(4 000 000)				* * * * * * * * * * * * * * * * * * * *				(1,000,000)	
00000	33-0320249	lpex	(3,000,000)								(3,000,000)	
00000	88-0325907	McNamara	(3,000,000)								(3,000,000)	
00000	31-0937434	Chicago Title of Ohio	(0.000.000)							* * * * * * * * * * * * * * * * * * * *	(3,800,000)	
00000	88-0192423	United Title of Nevada	(0.000.000)							* * * * * * * * * * * * * * * * * * * *	(6,800,000)	
00000	14-1889418	Washington Title Co	(7 500 000)							* * * * * * * * * * * * * * * * * * * *	(7,500,000)	
00000	84-1477780	FANC	(0.200.000)							* * * * * * * * * * * * * * * * * * * *	(2,300,000)	
00000	16-1672095	Commence and Title	(4 000 000)							* * * * * * * * * * * * * * * * * * * *	(4,000,000)	
00000	93-0567838		(0.000,000)								(2,000,000)	
00000	68-0021143	Fig. Pt. No.Co. and the co. Western C. O.	(0 =00 000)								(3,700,000)	
00000	33-0398759						13,293,140				13,293,140	
00000	75-2366835	UTC Capital Group	(= =00 000)				13,293,140				(7,500,000)	
00000	86-0450201	Rocky Mountain Support Services	,				223.077.800				223.077.800	
00000	33-0731548	ANFI					1,498,744				1.498.744	
00000	86-0498599	Fidelity National Financial Inc	106 600 000	(14 500 600)			215,151,932			25,456,864	412,610,168	
1717 7 7 7 1 1 1 1 1			186,600,000 7.000.000	(14,598,628)						25,450,864	7,000,000	
00000	74-2683435	Alamo Title Holding Company	7,000,000								7,000,000	

SCHEDULE Y (continued)

PART 2 - SUMMARY OF INSURER'S TRANSACTIONS WITH ANY AFFILIATES

1	2	3	4	5	6	7	8	9	10	11	12	13
NAIC Company Code	Federal ID Number	Names of Insurers and Parent, Subsidiaries or Affiliates	Shareholder Dividends	Capital Contributions	Purchases, Sales or Exchanges of Loans, Securities, Real Estate, Mortgage Loans or Other Investments	Income/ (Disbursements) Incurred in Connection with Guarantees or Undertakings for the Benefit of any Affiliate(s)	Management Agreements and Service Contracts	Income/ (Disbursements) Incurred Under Reinsurance Agreements	*	Any Other Material Activity Not in the Ordinary Course of the Insurer's Business	Totals	Reinsurance Recoverable/ (Payable) on Losses and/or Reserve Credit Taken/ (Liability)
							* * * * * * * * * * * * * * * * * * * *	****				
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9999999	Control Tota	als							XXX			

SUPPLEMENTAL EXHIBITS AND SCHEDULES INTERROGATORIES

The following supplemental reports are required to be filed as part of your annual statement filing. However, in the event that your company does not transact the type of business for which the special report must be filed, your response of **NO** to the specific interrogatory will be accepted in lieu of filing a "NONE" report and a bar code will be printed below. If the supplement is required of your company but is not being filed for whatever reason enter **SEE EXPLANATION** and provide an explanation following the interrogatory questions.

		<u>Response</u>
	MARCH FILING	
1.	Will Schedule SIS (Stockholder Information Supplement) be filed with the state of domicile by March 1?	NO
2.	Will the SVO Compliance Certification be filed by March 1?	YES
3.	Will the Supplemental Compensation Exhibit be filed with the state of domicile by March 1?	YES
4.	Will an actuarial opinion be filed by March 1?	YES
	APRIL FILING	
5.	Will Management's Discussion and Analysis be filed by April 1?	YES
6.	Will the Supplemental Schedule of Business Written by Agency be filed by April 1?	YES
7.	Will the Investment Risks Interrogatories be filed by April 1?	YES
	JUNE FILING	
8.	Will an audited financial report be filed by June 1?	YES
Expla	anation:	
Line	1: Not Applicable	
	The special section of the section o	
Bar c	code:	

50598200342000000

Annual Statement for the year 2003 of the	Alamo Title Insurance	
Annual Statement for the year 2003 of the	Alaillo Tille Illouralle	

OVERFLOW PAGE FOR WRITE-INS

SCHEDULE A - PART 1

Showing all Real Estate OWNED December 31 of Current Year

				Snowing	all Real Estate (MNED Decem	iber 31 of Curre	ent Year						
1			4	5	6	7	8	9	10	11	12	13	14	15
	Location											Expended for		
	2	3					Daraly/Adimeted			Increase		Additions, Permanent	Gross Income	
Description of Property	City	State	Date Acquired	Date of Last Appraisal	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Fair Value Less Encumbrances	Increase (Decrease) by Adjustment	(Decrease) by Foreign Exchange Adjustment	Amounts Received During Year	Improvements and Changes in Encumbrances During Year	Earned Less Interest Incurred on Encumbrances	Taxes, Repairs and Expenses Incurred
Carrizo Springs	Dimmitt	Texas	01/24/1992	05/01/2001	8,865		8,865	8,865						
0599999 Properties held for sale					8,865		8,865	8,865						
COCCOCC 1 TO PORTION HOTE TOT OUT					0,000		0,000	0,000						
						* * * * * * * * * * * * * * * * * * * *								
										* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *			
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						* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *				
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													* * * * * * * * * * * * * * * * * * * *	
									* * * * * * * * * * * * * * * * * * * *					
9999999 Totals	-	-	-	1	8,865		8,865	8,865				<u> </u>		
					3,000		5,000	5,000						

NONE Schedule A - Part 2

NONE Schedule A - Part 3

SCHEDULE B - PART 1

Alamo Title Insurance

Showing all Mortgage Loans OWNED December 31 of Current Year

				Tigage Loans Ovvived L						
1	Location		4	5	6	7	8	9	10	11
Loan Number	2 City	3 State	Loan Type	Date Acquired	Rate of Interest	Book Value/Recorded Investment Excluding Accrued Interest	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Value of Land and Buildings	Date of Last Appraisal or Valuation
84227 95901	Dimmit Austin	Texas Texas		12/04/2001 02/07/2002	8.000 12.740				21,000 137,900	06/17/1998 02/07/2002
0399999 Mortgages in good s	standing - Residential mortgages - all othe	r				24,752			158,900	XXX
ATI0001	San Antonio	Texas		10/31/2002	8.000	72,000			162,000	11/01/1997
0599999 Mortgages in good s	standing - Commercial mortgages - all other	er				72,000			162,000	XXX
0899999 Total Mortgages in	good standing				ı	96,752			320,900	XXX
						* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	
								*****	*****	
	*************************								* * * * * * * * * * * * * * * * * * * *	
								*****	******	
	**************							* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	
	*************					* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	
								* * * * * * * * * * * * * * * * * * * *		
9999999 Totals						96,752			320,900	XXX

General Interrogatory:

- Mortgages in good standing \$ 0 unpaid taxes \$
 Restructured mortgages \$ 0 unpaid taxes \$0 interest due and unpaid.
 - 0 interest due and unpaid.
- 3. Mortgages with overdue interest over 90 days not in process of foreclosure \$ 0 unpaid taxes \$ 0 interest due and unpaid.
- 4. Mortgages in process of foreclosure \$ 0 unpaid taxes \$ 0 interest due and unpaid.

SCHEDULE B - PART 2

Showing all Mortgage Loans SOLD, transferred or paid in full during the Year

				Onowing o	iii iiiortgage Loans t	SOLD, transferred of	para in ran aaring	g the real				
1	Location		4	5	6	7	8	9	10	11	12	13
Loan Number	2 City	3 State	Loan Type	Date Acquired	Book Value/Recorded Investment Excluding Accrued Interest Prior Year	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Book Value/Recorded Investment Excluding Accrued Interest at Disposition	Consideration Received	Foreign Exchange Profit (Loss) on Sale	Realized Profit (Loss) on Sale	Total Profit (Loss) on Sale
	ony .	Cidio	Louis Typo	Buto / toquilou	1 1101 1 001	by riajastinont	rajuotinont	at Bioposition	110001100	011 0010	on cale	
								* * * * * * * * * * * * * * * * * * * *		******		
		* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *				
												* * * * * * * * * * * * * * * * * * * *
* * * * * * * * * * * * * * * * * * * *										* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
								* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
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								* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
								* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
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						INCINE		* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *
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								* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
										* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
								* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
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		* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *			
												* * * * * * * * * * * * * * * * * * * *

SCHEDULE BA - PART 1

Showing Other Long-Term Invested Assets OWNED December 31 of Current Year

1	Locatio	on	4	5	6	7	8	9	10
Number of Units and Description	2 City	3 State	Name of Vendor	Date Acquired	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment
456 Shares of Chicago Title Ins Co and 23423 Shares of FNTIC Electronic Data Processing Equipment	Santa Barbara Pearsall	California Texas	Fidelity National Financial Inc Wintergarden Abstract and Guaran	12/31/2000 04/08/2002	5,400,000 10,000		1,890,000 4,500		
1299999 Subtotal - Collateral Loans					5,410,000		1,894,500		
						* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *
		* * * * * * * * * * * * * * * * * * * *							*****

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		* * * * * * * * * * * * * * * * * * * *							
9999999 Totals					5,410,000		1,894,500		

SCHEDULE BA - PART 2

Showing Other Long-Term Invested Assets SOLD, transferred or paid in full during the Year

1	Location		4	5	6	7	8	9	10	11	12	13
Number of Units and Description	2 City	3 State	Name of Purchaser or Nature of Disposition	Date Acquired	Book/Adjusted Carrying Value Less Encumbrances, Prior Year	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Book/Adjusted Carrying Value Less Encumbrances at Disposition	Consideration Received	Foreign Exchange Profit (Loss) on Sale	Realized Profit (Loss) on Sale	Total Profit (Loss) on Sale
							* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *	
				* * * * * * * * * * * * * * *						* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *
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				* * * * * * * * * * * * * * *						* * * * * * * * * * * * * * * * * * * *		
				* * * * * * * * * * * * * * *								* * * * * * * * * * * * * * * * * * * *
					NONE							

											1	

SCHEDULE D - PART 1

							owning an	Long-Term B	JINDO OWIICI	a Decem	DC1 31 01 04	TICHE ICAI								
1	2	3	Inte	rest	6	7	8	9	10	11	12	13	Inte	rest	16	17	18	19	20	21
			4	5									14	15			Amount of			ł
										Rate			Amount Due			Increase	Interest Due and			l
										Used			and Accrued	Gross		(Decrease)	Accrued Dec. 31			l
								Book/		to			Dec. 31 of	Amount	Increase	by	Current Year, on			l
CUSIP							Option	Adjusted		Obtain			Current Year	Received	(Decrease)	Foreign	Bonds in Default	NAIC		Effective
Identi-			Rate	How	Maturity	Option	Call	Carrying		Fair	Fair	Actual	on Bonds not	During	` by ´	Exchange	as to Principal	Desig-	Date	Rate of
fication	Description	*	of	Paid	Date	Date	Price	Value	Par Value	Value	Value	Cost	in Default	Year	Adjustment	Adjustment	or Interest	nation	Acquired	Interest
															.,	.,				
																				1
3128X1-6Y-8	FHLMC 3% 11/25/08		3.000	MN	11/25/2008			1,495,288	1,500,000		1,495,288	1,495,200	4,500		88			1	10/31/2003	3.093
3134A2-DT-2	FEDERAL HOME LN MTG CORP		5.750		04/15/2008			819,052	750,000	109.81	823,598	824,993		21,563	(5,940)			1	08/07/2003	3.453
912827-2J-0	U.S. TREASURY 6.25% 2/15/07		6.250		02/15/2007			52,464	50,000	111.47	55,735	53,617	1,180	3,125	(719)			1	05/17/2002	4.591
912827-3E-0	U.S. TREASURY 6.125% 8/15/07		6.125		08/15/2007			112,088	100,000	111.91	111,906	112,348			(260)			1	12/02/2003	2.624
912827-6D-9	U.S. TREASURY 6.75% 5/15/05		6.750		05/15/2005			107,124	100,000	107.22	107,219	107,758			(634)			1	11/17/2003	1.488
912827-P8-9	U.S. TREASURY 7.25% 05/15/04		7.250		05/15/2004			80,681	80,000	102.28	81,825	85,653	749	5,800	(1,771)			1	01/23/2001	4.972
912827-R8-7	U.S. TREASURY 7.875% 11/15/04		7.875	ĬŅŅ	11/15/2004			26,384	25,000	105.72	26,430	27,765	254	1,969	(1,381)			1	02/13/2003	1.464
0199999	Subtotal-U.S. Governments-Issuer Obligations				1			2,693,081	2,605,000	XXX	2,702,001	2,707,334	18,973	32,457	(10,617)		1	XXX	XXX	XXX
0100000	Cubicital C.C. Governments locael Chilgations							2,000,001	2,000,000	XXX	2,702,001	2,707,004	10,570	02,401	(10,011)			XXX	XXX	
3128GQ-3K-5	FHLMC POOL #E88002		6.000	MTLY	05/01/2017	10/31/2016	100.000	713,653	702,502		713,653	714,576	3,513	42,720	(616)			1	06/06/2002	5.747
3128GQ-L7-4	FHLMC POOL #E87550				01/01/2017	05/31/2016	100.000	673,625	666,259		673,625	682,603	3,609	43,498	(442)			1	01/09/2002	6.370
3128GW-GM-4	FHLMC POOL #E92004		6.500	MTLY	10/01/2017			769,340	728,103		769,340	769,058	3,944	40,000	281			1	02/11/2003	3.044
3 1387X-JM-8	FNMA POOL #597068		6.500	MTLY	09/01/2016			905,118	886,400		905,118	907,314	4,801	57,965	(1,181)			1	01/09/2002	6.089
∞ 31389H-NE-4	FNMA POOL #625989		6.000	MTLY	01/01/2017	10/31/2016	100.000	661,425	658,339		661,425	661,939		39,735	(278)			1	01/09/2002	5.967
31389N-5K-7	FNMA 6.50% 2/1/17 #630950		6.500	MTLY	02/01/2017	09/30/2016	100.000	729,278	688,214		729,278	729,077	3,728	37,471	201			1	02/11/2003	2.894
2000000			1/4	<u> </u>	10 '''			4.450.400	1,000,017	V V V	4 450 400	4 404 507	00.007	204 200	(0.005)			V V V		
0299999	Subtotal-U.S. Governments-Single Class Mort	gage-Back	Kea/Asse T	<u>t-васке</u>	d Securities			4,452,439	4,329,817	XXX	4,452,439	4,464,567	22,887	261,389	(2,035)			XXX	XXX	XXX
0399999	Subtotal-U.S. Governments	-						7,145,520	6,934,817	XXX	7,154,440	7,171,901	41,860	293,846	(12,652)			XXX	XXX	XXX
472682-LP-6	JEFFERSON CNTY ALA SWR VAR RT		1.240	MTLY	02/01/2042			1,300,000	1,300,000		1,300,000	1,300,000	1,190	2,264				1PE	10/17/2003	1.246
		<u> </u>																		
1101996	States, Territories and Possessions-Issuer Obl	ligations -	AL	_				1,300,000	1,300,000	XXX	1,300,000	1,300,000	1,190	2,264				XXX	XXX	XXX
011832-TD-4	ALASKA ST HSG FIN CORP VAR RT		1 200	MTI V	06/01/2037			1,000,000	1,000,000		1,000,000	1,000,000	917	832				1PE	11/07/2003	1.206
011032-11-4	ALAGRA ST 1130 FIN CORF VAN NT		1.200	IIIII E	00/01/2031			1,000,000	1,000,000		1,000,000	1,000,000						.!	111/01/2003	1.200
1102996	States, Territories and Possessions-Issuer Obl	ligations -	AK					1,000,000	1,000,000	XXX	1,000,000	1,000,000	917	832				XXX	XXX	XXX
341422-Q5-5	FLORIDA ST BRD ED 5.5% 6/1/08		5.500		06/01/2008			646,110	600,000		646,110	660,864		33,000	(9,465)			1PE	06/04/2002	3.635
696550-HL-9	PALM BEACH CNTY FLA VAR RT		1.170	F.A	08/01/2027			1,400,000	1,400,000		1,400,000	1,400,000	5,711					1PE	11/06/2003	1.172
1110996	States. Territories and Possessions-Issuer Obl	liantions	<u></u>					2.046.110	2.000.000	XXX	2.046.110	2.060.864	8.461	33.000	(9.465)			XXX	XXX	XXX
1110996	States, Territories and Possessions-Issuer Obl	ilgations -	FL.	1				2,046,110	2,000,000	* * * *	2,046,110	2,000,804	8,461	33,000	(9,465)			* * * *	* * * *	<u> </u>
419780-DP-3	HAWAII ST 6.25% 3/01/2007		6.250	MS	03/01/2007			1,039,704	1,000,000		1,039,704	1,085,210	20,833	62,500	(11,324)			1PE	08/25/1999	4.942
							* * * * * * * * * * * * *					רו היינה היינה אינה בינה היינה ה 						****		
1112996	States, Territories and Possessions-Issuer Obl	ligations -	HI					1,039,704	1,000,000	XXX	1,039,704	1,085,210	20,833	62,500	(11,324)			XXX	XXX	XXX
455000 1.0.0												4 000 000						1PE		
455398-LC-9	INDIANAPOLIS IND GAS VAR RT		1.000	IWITĂ	08/15/2029			1,000,000	1,000,000		1,000,000	1,000,000	672	2,415				.1 <u>!!</u>	09/22/2003	1.003
1115996	States, Territories and Possessions-Issuer Obl	ligations	INI					1,000,000	1,000,000	XXX	1.000.000	1.000.000	672	2.415			1	XXX	XXX	XXX
1110990	States, Territories and Possessions-Issuer Obl	igations -	IIN I	1	1		l	1,000,000	1,000,000	^ ^ ^	1,000,000	1,000,000	0/2	2,415	 		 	1 ^ ^ ^	^ ^ ^	^^_
-	L						L							l	I	l				

Annual Statement for the year 2003 of the Alamo Title Insurance

SCHEDULE D - PART 1

							311	lowing all	Long-Term B	ONDS Owned	a Decem	per 31 of Cu	rrent fear								
	1	2	3	Inte	rest	6	7	8	9	10	11	12	13	Inter	rest	16	17	18	19	20	21
				4	5	1								14	15	1		Amount of			
											Rate			Amount Due			Increase	Interest Due and			
											Used			and Accrued	Gross		(Decrease)	Accrued Dec. 31			
									Book/		to			Dec. 31 of	Amount	Increase	by	Current Year, on			
	CUSIP							Option	Adjusted		Obtain			Current Year	Received	(Decrease)	Foreign	Bonds in Default	NAIC		Effective
	Identi-			Doto	Цом	Maturity	Option	Call	1 ' 1		Fair	Fair	Actual	on Bonds not	During	, ,	Exchange	as to Principal	Desig-	Date	Rate of
		Description		Rate	How	,	Date	Price	Carrying	Day Value	-	-				by			· ·		
	fication	Description		OT	Paid	Date	Date	Price	Value	Par Value	Value	Value	Cost	in Default	Year	Adjustment	Adjustment	or Interest	nation	Acquired	Interest
	546596-JE-8	LOUISVL & JFFRSN CTY KY 5.25% 7/09		5.250	J.J.	07/01/2009			941,280	840,000		941,280	950,603	26,093		(9,323)			1PE	06/12/2003	2.885
	1118996	States, Territories and Possessions-Issuer Obl	igations -	KY	+				941,280	840,000	XXX	941.280	950,603	26,093		(9.323)			XXX	XXX	XXX
			Ĭ						,	0.01000		0.1.,=00				(0,000)					
	576049-YJ-3	MASSACHUSETTS ST WTR VAR RT		0.900	MTLY	08/01/2012			100,000	100,000		100,000	100,000	8	55				1PE	12/15/2003	0.904
	576049-YK-0	MASSACHUSETTS ST WTR VAR RT		0.950	MTLY	08/01/2013			1,000,000	1,000,000		1,000,000	1,000,000	211	2,290				1PE	09/22/2003	0.951
	1122996	States, Territories and Possessions-Issuer Obl	igations -	MA					1,100,000	1,100,000	XXX	1,100,000	1,100,000	219	2,345				XXX	XXX	XXX

	594610-C4-7	MICHIGAN ST VAR RT 9/15/2009		1.090		09/15/2009			1,100,000	1,100,000		1,100,000	1,100,000	984	2,726				1PE	09/19/2003	1.093
	59465M-KY-0	MICHIGAN ST HSG VAR 4/10/18		0.700	MTLY	04/10/2018			500,000	500,000		500,000	500,000	204	1,516				1.P.E	08/20/2003	0.702
	1100000	Otales Testinian Al December 1							4 000 000	4 000 000	V V V	4 000 000	4 000 000	4.400	4.040				VVV	V V V	
m .	1123996	States, Territories and Possessions-Issuer Obl	igations -	MI	_				1,600,000	1,600,000	XXX	1,600,000	1,600,000	1,188	4,242				XXX	XXX	XXX
_	591850-3C-4	METRO COUNCIL MN 5.25% 12/01/08		5.250	. JD	12/01/2008			644,477	600,000		644,477	657,150	2,625	31,500	(8,131)			1PE	06/04/2002	3.624
3 0	39 1030-30-4	METRO COUNCIL MIN 3.25% 12/01/06		3.230	ַ ייילינין	1/2/0/1/2000			044,477	, ,,,,,,,,		044,477	037,130	2,023	31,500	[(ö, iɔˈi)			.!. <u>r. F.</u>	000/04/2002	3.024
•	1124996	States. Territories and Possessions-Issuer Obl	inations -	MNI		-		<u> </u>	644.477	600.000	XXX	644.477	657.150	2.625	31.500	(8.131)			XXX	XXX	XXX
	1124330	Otates, Territories and Tossessions-issuer Obi	lgations -	I					044,477	000,000		044,477	037,130	2,023	31,300	(0,131)			X X X		
	605579-GU-9	MISSISSIPPI ST GO 5% 11/01/2011		5.000	MN	11/01/2011			998,658	1,000,000		998,658	998,220	8,333	50,000	137			1PE	08/07/2000	5.084
	000019.00.0	MICCICCII 1 101 00 070 1170 72011		0.000	14414	1				,,,,,,,,,,,,,									.₩. \.	0.070172000	
•	1125996	States, Territories and Possessions-Issuer Obl	igations -	MS					998,658	1.000.000	XXX	998,658	998.220	8.333	50.000	137			XXX	XXX	XXX
			Ĭ																		
	180847-WK-7	CLARK CNTY NEV 5% 7/1/07		5.000	JJ	07/01/2007			1,094,849	1,000,000		1,094,849	1,111,130	25,000	6,389	(16,281)			1PE	05/01/2003	2.183
	180850-EY-1	CLARK CNTY NEV ARPT VAR RT		1.070	MTLY	07/01/2012			500,000	500,000		500,000	500,000	899					1PE	09/18/2003	1.074
	1129996	States, Territories and Possessions-Issuer Obl	igations -	NV					1,594,849	1,500,000	XXX	1,594,849	1,611,130	25,899	6,389	(16,281)			XXX	XXX	XXX
	646135-H6-3	NEW JERSEY ST VAR RT 12/15/19				12/15/2019			500,000	500,000		500,000	500,000	213	1,481				1PE	08/29/2003	1.001
	646139-WK-7	NEW JERSEY ST TPK VAR RT		0.900	MTLY	01/01/2024			600,000	600,000		600,000	600,000	252	1,513				1.P.E	09/15/2003	0.903
				<u> </u>																	
	1131996	States, Territories and Possessions-Issuer Obl	igations -	NJ	_				1,100,000	1,100,000	XXX	1,100,000	1,100,000	465	2,994				XXX	XXX	XXX
	C40707 \ 0.4.	NEW YORK OT VAR 0/40/000			I	00/43/0000			000 000	000 000				400	0.074				105	00/44/0000	4 000
	649787-VW-5	NEW YORK ST VAR 2/13/2032				02/13/2032			900,000	900,000		900,000	900,000	438	2,874				1PE	08/11/2003	1.002
	64982P-SG-8	NEW YORK ST DORM RE VAR RT NEW YORK ST LOC GOVT VAR RT		0.950	INILY	01/15/2023			100,000	100,000		100,000	100,000		65				1PE	12/02/2003	0.954
	649876-ZA-0	INEW TORK ST LOC GOVT VAK KT		0.950	I INI I L	04/01/2017			1,000,000	1,000,000		1,000,000	1,000,000	852	1,151				.!! <u></u>	11/12/2003	0.955
	1133996	States, Territories and Possessions-Issuer Obl	igations -	NY NY		1		<u> </u>	2,000,000	2,000,000	XXX	2,000,000	2,000,000	1,361	4,090				XXX	XXX	XXX
	312805-EW-0	FAYETTEVILLE N C PUB WKS COMMN VAR		1.000	MTIN	03/01/2009			1,000,000	1,000,000		1,000,000	1 000 000	1,828					1PE	11/07/2003	1.096
	212003-ENV-0	FATELLEVILLE IN C FUD WAS COMMIN VAR		1.090	I INI I F I	103/01/5008			1,000,000	1,000,000		1,000,000	1,000,000	1,020					.!!.T. F	1.1/01/5003	1.090
	1134996	States, Territories and Possessions-Issuer Obl	inations -	NC.	-				1,000,000	1,000,000	XXX	1,000,000	1,000,000	1,828		 			XXX	XXX	XXX
	110-1000	Ctatos, Torritorios ana i Ossessions-issuel Obl	igations -	İ		1			1,000,000	1,000,000		1,000,000	1,500,000	1,020		<u> </u>				7,7,7	
	677518-2E-1	OHIO STATE 5.25% 9/15/2010		5.250	MS	09/15/2010	* * * * * * * * * * * *	* * * * * * * * * * * * *	2,133,364	2,000,000		2,133,364	2,172,540	30,917	105,000	(16,953)	* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *	1PE	08/13/2001	4.145

Annual Statement for the year 2003 of the Alamo Title Insurance

SCHEDULE D - PART 1

						Sil	owing an	Long-Term B	ONDS OWING	i Deceiii	Dei 31 Ol Cu	ilelit ieai								
1	2	3	Inte	rest	6	7	8	9	10	11	12	13	Inte	rest	16	17	18	19	20	21
			4	5									14	15			Amount of			l
										Rate			Amount Due			Increase	Interest Due and			l
										Used			and Accrued	Gross		(Decrease)	Accrued Dec. 31			ı
								Book/		to			Dec. 31 of	Amount	Increase	` by ´	Current Year, on			ı
CUSIP							Option	Adjusted		Obtain			Current Year	Received	(Decrease)	Foreign	Bonds in Default	NAIC		Effective
Identi-			Rate	How	Maturity	Option	Call	Carrying		Fair	Fair	Actual	on Bonds not	During	by	Exchange	as to Principal	Desig-	Date	Rate of
fication	Description	*	of	Paid	Date	Date	Price	Value	Par Value	Value	Value	Cost	in Default	Year	Adjustment	Adjustment	or Interest	nation	Acquired	Interest
	2000, p.100			1																
1136996	States, Territories and Possessions-Issuer Obl	igations -	<u>OH</u>					2,133,364	2,000,000	XXX	2,133,364	2,172,540	30,917	105,000	(16,953)			XXX	XXX	XXX
717002 ND 0	DIJU ADELDIJA DA MITO 8 MACTEMITO MA		1 000	. I	06/45/2022			000.000	000 000		000 000	000 000		4 004				1PE	11/07/2002	1 005
717893-NP-2	PHILADELPHIA PA WTR & WASTEWTR VA		1.090	IMITE	06/15/2023			900,000	900,000		900,000	900,000	480	4,091				.!! <u>F</u> F	11/07/2003	1.095
1139996	States, Territories and Possessions-Issuer Obl	ligations -	PA	-				900,000	900.000	XXX	900,000	900,000	480	4,091				XXX	XXX	XXX
	Totalog, remiones and respective location established	I						000,000	000,000	7,7,7,	000,000	000,000		.,				7,7,7,7	7,7,7,	
846851-CA-9	SPARTANBURG CNTY S C HEALTH VAR R		1.100	MTLY	04/15/2023			100,000	100,000		100,000	100,000	93					1PE	12/29/2003	1.106
1141996	States, Territories and Possessions-Issuer Obl	igations -	SC	_				100,000	100,000	XXX	100,000	100,000	93					XXX	XXX	XXX
077055 N/4 0																		455	05/04/0000	
977055-N4-0	WISCONSIN ST GO 5.125% 11/1/07		5.125	MN	11/01/2007			2,207,907	2,000,000		2,207,907	2,242,220	17,083	51,250	(34,313)			1PE	05/01/2003	2.291
7 P 1150996	States, Territories and Possessions-Issuer Obl	ligations	\					2,207,907	2.000.000	XXX	2.207.907	2,242,220	17.083	51,250	(34.313)			XXX	XXX	XXX
1130330	States, Territories and Possessions-issuer Obi	ilgations -	TVI T	1				2,201,901	2,000,000		2,201,901	2,242,220	17,003	31,230	(34,313)			^^^		
1199999	Subtotal-States, Territories and Possessions-Is	ssuer Oblid	gations					22,706,349	22,040,000	XXX	22,706,349	22,877,937	148,657	362,912	(105,653)			XXX	XXX	XXX
٠			1					,,							(100,000)					
1799999	Subtotal-States, Territories and Possessions							22,706,349	22,040,000	XXX	22,706,349	22,877,937	148,657	362,912	(105,653)			XXX	XXX	XXX
* * * * * * * * * * * * * * * * * * * *																				
684415-AD-4	ORANGE CNTY VAR RT 11/01/14		1.100	MTLY	11/01/2014			700,000	700,000		7,00,000	700,000	661	5,679				1PE	02/07/2003	1.099
4005000	Delignation to the control of the co	OLUT						700.000	700 000	V V V	700 000	700.000	004	5.070				VVV	V V V	
1805996	Political Sub. of States, Terr. and PossIssuer	Obligation	ns - CA I	1	1			700,000	700,000	XXX	700,000	700,000	661	5,679				XXX	XXX	XXX
438689-DG-3	HONOLULU HAWAII CITY & CNTY BR WTR		1 100	. I	07/01/2031			950,000	950,000		950,000	950,000	847	6,559				1PE	05/09/2003	1.103
430003-DQ-3	THOMOLOGO HAWAII CITT & CINTT BIX WITK		11.100	! !!!!!	01/01/2031			330,000	330,000		330,000	330,000		0,555					03/03/2003	1
1812996	Political Sub. of States, Terr. and PossIssuer	Obligation	ns - HI	-	-	-	-	950,000	950,000	XXX	950,000	950,000	847	6,559				XXX	XXX	XXX
		3																		
167501-N2-7	CHICAGO ILL BRD ED VAR RT		1.100	MTLY	03/01/2033			600,000	600,000		600,000	600,000	179	2,117				1PE	09/22/2003	1.113
1814996	Political Sub. of States, Terr. and PossIssuer	Obligation	ns - IL	_				600,000	600,000	XXX	600,000	600,000	179	2,117				XXX	XXX	XXX
470700 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	IOUNICON CTV KC 5 70/ 10/1/10				10/01/2010	10/01/2002	100.000	1 000 040	1 000 000		1 000 040	1 100 700	14.050	E7 000	(40 000)			1DE	07/00/2002	2.452
478700-VW-4	JOHNSON CTY KS 5.7% 10/1/19		5.700	I AQ	10/01/2019	10/01/2008	100.000	1,099,019	1,000,000		1,099,019	1,126,700	14,250	57,000	(18,883)			1PE	07/09/2002	3.453
1817996	Political Sub. of States, Terr. and PossIssuer	Obligation	ns - KS		l		L	1,099,019	1.000.000	XXX	1,099,019	1,126,700	14,250	57.000	(18.883)		 	XXX	XXX	XXX
1011000	. Since Gas. of Glacos, Total and 1 000:-100uci	Juligation	1					1,000,010	1,500,000	7,7,7	1,000,010	1,120,100	14,200	07,000	(10,000)			****	7,7,7	
686659-CG-6	ORLEANS PARISH 5.0		5.000	MS	09/01/2007			505,364	500,000		505,364	512,500	8,333	25,000	(1,311)			1PE	12/18/1997	4.733
					a a stata sta ataba a		* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * *			A A A A A A A A A A A A A A A A A A A			* * * * * * * * * * * * * * * * * * * *			A A A A A TATA A TATA TA A	
1819996	Political Sub. of States, Terr. and PossIssuer	Obligation	ns - LA					505,364	500,000	XXX	505,364	512,500	8,333	25,000	(1,311)			XXX	XXX	XXX
181144-MM-5	CLARK COUNTY SCHOOL DISTRICT		5.100	JD	06/01/2009			1,002,776	1,000,000		1,002,776	1,004,190	4,250	51,000	(435)			1PE	07/20/2000	5.104
1920000	Delitical Cub. of Ctates Tarrand Dans Inc.	Obligation						1,000,770	1 000 000	V V V	1 000 770	1 004 400	4.050	F4 000	/405\		-	VVV		VVV
1829996	Political Sub. of States, Terr. and PossIssuer	Obligation	ns - NV I	1	1		1	1,002,776	1,000,000	XXX	1,002,776	1,004,190	4,250	51,000	(435)			XXX	XXX	XXX
	ļ																			

Annual Statement for the year 2003 of the Alamo Title Insurance

SCHEDULE D - PART 1

						SII	owing an	Long-Term B	ONDS OWING	u Decem	ber 31 of Cu	ment rear								
1	2	3	Inte 4	rest 5	6	7	8	9	10	11	12	13	Inte	rest 15	16	17	18 Amount of	19	20	21
								Book/		Rate Used to			Amount Due and Accrued Dec. 31 of	Gross Amount	Increase	Increase (Decrease) by	Interest Due and Accrued Dec. 31 Current Year, on			
CUSIP							Option	Adjusted		Obtain			Current Year	Received	(Decrease)	Foreign	Bonds in Default	NAIC	1	Effective
Identi-			Rate	How	Maturity	Option	Call	Carrying		Fair	Fair	Actual	on Bonds not	During	by	Exchange	as to Principal	Desig-	Date	Rate of
fication	Description	*	of	Paid	Date	Date	Price	Value	Par Value	Value	Value	Cost	in Default	Year	Adjustment	Adjustment	or Interest	nation	Acquired	Interest
586145-KK-9	MEMPHIS TN 5% 11/01/05		5.000	MN .	11/01/2005			623,279	600,000		623,279	642,336	5,000	30,000	(12,199)			1PE	06/04/2002	2.834
1843996	Political Sub. of States, Terr. and PossIssuer	Obligatio	ns - TN	-				623,279	600,000	XXX	623,279	642,336	5,000	30,000	(12,199)			XXX	XXX	XXX
480772-GQ-9	JORDAN UTAH SD 5.25% 6/15/07		5.250) JD	06/15/2007			1,016,288	1,000,000		1,016,288	1,029,990	2,333	52,500	(4,242)			1PE	08/02/2000	4.790
1845996	Political Sub. of States, Terr. and PossIssuer	Obligatio	ns - UT					1,016,288	1,000,000	XXX	1,016,288	1,029,990	2,333	52,500	(4,242)			XXX	XXX	XXX
494748-S7-2	KING CNTY WA 5.6% 12/01/2009		5.600	JD	12/01/2009			1,034,181	1,000,000		1,034,181	1,049,860	4,667	56,000	(4,865)			1PE	08/02/2000	4.988
1848996	Political Sub. of States, Terr. and PossIssuer	Obligatio	ns - WA					1,034,181	1,000,000	XXX	1,034,181	1,049,860	4,667	56,000	(4,865)			XXX	XXX	XXX
4000000	O MANUEL DESTRUCTION OF COLUMN TWO AND ADDRESS OF COLUMN TWO AND ADDRESS OF COLUMN TWO A	1	OLU: . C.					7 500 007	7.050.000	VVV	7 500 007	7.045.570	40.500	005.055	(44.005)			V V V	VVV	V V V
1899999 •	Subtotal-Political Sub. of States, Terr. and Pos	ssissuer	Obligatio	ns				7,530,907	7,350,000	XXX	7,530,907	7,615,576	40,520	285,855	(41,935)			XXX	XXX	XXX
o 2499999	Subtotal-Political Sub. of States, Terr. and Pos	SS.			-			7,530,907	7,350,000	XXX	7,530,907	7,615,576	40,520	285,855	(41,935)			XXX	XXX	XXX
342812-H3-1	FLORIDA ST 5.25% 07/01/2010		5.250	j JJ	07/01/2010			2,040,355	2,000,000		2,040,355	2,056,060	52,500	105,000	(5,160)			1PE	10/17/2000	4.944
2510996	Special Revenue-Issuer Obligations - FL						!	2,040,355	2,000,000	XXX	2,040,355	2,056,060	52,500	105,000	(5,160)			XXX	XXX	XXX
603827-AF-3	MINNEAPOLIS APT 5.5% 01/01/2008		5.500	j JJ	01/01/2008			1,020,028	1,000,000		1,020,028	1,034,130	27,500	55,000	(4,425)			1PE	08/17/2000	5.003
2524996	Special Revenue-Issuer Obligations - MN							1,020,028	1,000,000	XXX	1,020,028	1,034,130	27,500	55,000	(4,425)			XXX	XXX	XXX
677597-ZA-7	OHIO ST PUB FACS 4.5% 11/01/05		4.500	MN	11/01/2005			510,973	500,000		510,973	522,625	3,750	22,500	(5,714)			1PE	12/04/2001	3.284
2536996	Special Revenue-Issuer Obligations - OH							510,973	500,000	XXX	510,973	522,625	3,750	22,500	(5,714)			XXX	XXX	XXX
442436-C6-6 914301-EE-2	HOUSTON TX WTR & SWR 5% 12/01/2007 UNIV OF HSTN 5.5		5.000 5.500		12/01/2007 07/01/2004			1,057,948 25,000	1,050,000 25,000	102.18	1,057,948 25,544	1,065,488 19,784	4,375 688	52,500 1,375	(1,804)			1PE	06/18/1999 12/28/1981	4.843 5.576
2544996	Special Revenue-Issuer Obligations - TX							1,082,948	1,075,000	XXX	1,083,492	1,085,272	5,063	53,875	(1,804)			XXX	XXX	XXX
											, ,									
2599999	Subtotal-Special Revenue-Issuer Obligations					1		4,654,304	4,575,000	XXX	4,654,848	4,698,087	88,813	236,375	(17,103)			XXX	XXX	XXX
3199999	Subtotal-Special Revenue			+	-	1		4,654,304	4,575,000	XXX	4,654,848	4,698,087	88,813	236,375	(17,103)			XXX	XXX	XXX
5499999	Total Bonds-Issuer Obligations							37,584,641	36,570,000	XXX	37,594,105	37,898,934	296,963	917,599	(175,308)			XXX	XXX	XXX
FF00000	Tatal Banda Cinale Class Mantagas Bud 1/4	Davi	1 0					4 450 400	4 200 047	V V V	4.450.400	4 404 507	00.007	004.000	(0.005)			V V V		VVV
5599999	Total Bonds-Single Class Mortgage-Backed/As	sset-Back	ea Secur 	ities		1		4,452,439	4,329,817	XXX	4,452,439	4,464,567	22,887	261,389	(2,035)			XXX	XXX	XXX
6000000	Tatala							40.007.000	40 000 047	VVV	40.040.544	40 202 504	240.050	1 170 000	(477.040)			V V V	V V V	VVV
6099999	Totals							42,037,080	40,899,817	XXX	42,046,544	42,363,501	319,850	1,178,988	(177,343)			XXX	XXX	XXX

SCHEDULE D - PART 2 - SECTION 1

Showing all PREFERRED STOCKS Owned December 31 of Current Year

				- I o willing			med December 3	or ourrent rear						
1	2	3	4 Par	5	6	7 Rate Per	8	9	Divid	ends	12	13 Increase	14	15
CUSIP Identi- fication	Description	Number of Shares	Value Per Share	Rate Per Share	Book/Adjusted Carrying Value	Share Used to Obtain Fair Value	Fair Value	Actual Cost	10 Declared but Unpaid	11 Amount Received During Year	Increase (Decrease) by Adjustment	(Decrease) by Foreign Exchange Adjustment	NAIC Desig- nation	Date Acquired
							* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *		
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l		* * * * * * * * * * * * * * * *				NO	VE	* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *		
								* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *		
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SCHEDULE D - PART 2 - SECTION 2

Showing all COMMON STOCKS Owned December 31 of Current Year

1	2	3	4	5	6	7	Divid	ends	10	11	12	13
CUSIP Identi- fication	Description	Number of Shares	Book/Adjusted Carrying Value	Rate per Share Used to Obtain Fair Value	Fair Value	Actual Cost	8 Declared but Unpaid	9 Amount Received During Year	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	NAIC Desig- nation (a)	Date Acquired
000331-01-7	BXR TITLE CO	1.000										01/01/1976
000331-02-5	ST. CHARLES BAY	1.000				600					<u> </u>	01/01/1959
629410-30-9	NTN COMMUNICATIONS INC.	685,879.000	2,537,752	3.700	2,537,752	1,631,002			906,751		<u>L</u>	12/30/2003
6899999	Subtotal - Industrial and Miscellaneous		2,537,752	XXX	2,537,752	1,631,603			906,751		XXX	XXX
000001-00-8	TITLETEK INC.	1,200.000				1,200					Δ	12/31/1986
000331-03-3	PROPERTY TITLE RESEARCH	10.000				1,785					Α	12/31/1980
01144#-10-1	ALAMO TITLE COMPANY	30,200.000	11,740,508	388.758	11,740,508	301,800			3,954,577		Α	12/31/1973
76711#-10-6	RIO GRANDE TITLE COMPANY INC.	50,226.000	408,269	8.129	408,269	900,000			(177,134)		Α	12/31/1998
6999999	Subtotal - Parent, Subsidiaries and Affiliates		12,148,777	XXX	12,148,777	1,204,785			3,777,443		XXX	XXX
7099999	Total Common Stocks		14,686,529	XXX	14,686,529	2,836,388			4,684,194		XXX	XXX

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7199999	Total Preferred and Common Stock		14,686,529	XXX	14,686,529	2,836,388			4,684,194		XXX	XXX

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1	2	3	4	5	6	7	8
				Number			Paid for
CUSIP			N 67 1	of Shares		D 1/ 1	Accrued Interest
Identification	Description	Date Acquired	Name of Vendor	of Stock	Actual Cost	Par Value	and Dividends
3128GW-GM-4	FHLMC POOL #E92004	02/11/2003	MERRILL LYNCH		1,320,444	1,250,124.26	4,063
3128X1-6Y-8	FHLMC 3% 11/25/08	10/31/2003	MORGAN STANLEY		1,495,200	1,500,000.00	
3134A2-DT-2	FEDERAL HOME LN MTG CORP	08/07/2003	LEHMAN SECURITIES		824,993	750,000.00	13,536
31389N-5K-7	FNMA 6.50% 2/1/17 #630950	02/11/2003	MERRILL LYNCH		1,377,187	1,299,999.65	4,225
912827-3E-0 912827-6D-9	U.S. TREASURY 6.125% 8/15/07 U.S. TREASURY 6.75% 5/15/05	12/02/2003 11/17/2003	BEAR STEARNS DEUTSCH		112,348 107,758	100,000.00 100,000.00	2,031
912827-0D-9 912827-R8-7	U.S. TREASURY 7.875% 11/15/04	02/13/2003	SALOMON SMITH BARNEY		27,765	25,000.00	495
0399999	Subtotal - Bonds - U. S. Government		1	XXX	5,265,695	5.025.123.91	24,406
0399999			1	^^^	5,205,095		
472682-LP-6	JEFFERSON CNTY ALA SWR VAR RT	10/17/2003	RAYMOND JAMES & ASSOC		1,300,000	1,300,000.00	566
1701996	Bonds - States, Territories and Possessions - AL			XXX	1,300,000	1,300,000.00	566
011832-TD-4	ALASKA ST HSG FIN CORP VAR RT	11/07/2003	MERRILL LYNCH		1,000,000	1,000,000.00	112
		11/0//2003	MENNIEL LINGII				
1702996	Bonds - States, Territories and Possessions - AK			XXX	1,000,000	1,000,000.00	112
696550-HL-9	PALM BEACH CNTY FLA VAR RT	11/06/2003	Citibank		1,400,000	1,400,000.00	3,172
1710996	Bonds - States, Territories and Possessions - FL			XXX	1,400,000	1,400,000.00	3,172
455398-LC-9	INDIANAPOLIS IND GAS VAR RT	09/22/2003	MORGAN STANLEY		1,000,000	1,000,000.00	133
+33330-LO-3	INDIANAL OLIGINO GAS VALVIVI	03/22/2003	MONOAN STANLET		1,000,000	1,000,000.00	* * * * * * * * * * * * * * * * * * * *
1715996	Bonds - States, Territories and Possessions - IN	_	1	XXX	1,000,000	1,000,000.00	133
546596-JE-8	LOUISVL & JFFRSN CTY KY 5.25% 7/09	06/12/2003	STEPHENS		950,603	840,000.00	2,328
1718996	Bonds - States, Territories and Possessions - KY			XXX	950,603	840,000.00	2,328
17 10990	Bonds - States, Territories and Possessions - KY			***	950,003	040,000.00	2,320
576049-YJ-3	MASSACHUSETTS ST WTR VAR RT	12/15/2003	MORGAN STANLEY		100,000	100,000.00	13
576049-YK-0	MASSACHUSETTS ST WTR VAR RT	09/22/2003	MORGAN STANLEY		1,000,000	1,000,000.00	65
1722996	Bonds - States, Territories and Possessions - MA			XXX	1,100,000	1,100,000.00	78
594610-C4-7	MICHIGAN ST VAR RT 9/15/2009	09/19/2003	Citibank			4 400 000 00	
594610-C4-7 59465M-KY-0	MICHIGAN ST VAR RT 9/10/2009	08/20/2003	AG EDWARDS		1,100,000	1,100,000.00 500,000.00	415
09400W-KY-U	MICHIGAN ST HSG VAR 4/10/18	08/20/2003	AG EDWARDS		500,000	500,000.00	
1723996	Bonds - States, Territories and Possessions - MI			XXX	1,600,000	1,600,000.00	415
180847-WK-7	CLARK CNTY NEV 5% 7/1/07	05/01/2003	DAIN RAUSCHER		1,111,130	1,000,000.00	
180850-EY-1	CLARK CNTY NEV ARPT VAR RT	09/18/2003	Citibank		500,000	500,000.00	836
	1	1					

SCHEDULE D - PART 3

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1	2	3	4	5	6	7	8
CUSIP Identification	Description	Date Acquired	Name of Vendor	Number of Shares of Stock	Actual Cost	Par Value	Paid for Accrued Interest and Dividends
646135-H6-3 646139-WK-7	NEW JERSEY ST VAR RT 12/15/19 NEW JERSEY ST TPK VAR RT	08/29/2003 09/15/2003	AG EDWARDS Ubs Warburg		500,000 600,000	500,000.00 600,000.00	21 71
1731996	Bonds - States, Territories and Possessions - NJ			XXX	1,100,000	1,100,000.00	92
649787-VW-5 64982P-SG-8 649876-ZA-0	NEW YORK ST VAR 2/13/2032 NEW YORK ST DORM RE VAR RT NEW YORK ST LOC GOVT VAR RT	08/11/2003 12/02/2003 11/12/2003	MORGAN STANLEY MORGAN STANLEY Ubs Warburg		900,000 100,000 1,000,000	900,000.00 100,000.00 1,000,000.00	83 18
1733996	Bonds - States, Territories and Possessions - NY			XXX	2,000,000	2,000,000.00	101
312805-EW-0	FAYETTEVILLE N C PUB WKS COMMN VAR	11/07/2003	Citibank		1,000,000	1,000,000.00	974
1734996	Bonds - States, Territories and Possessions - NC			XXX	1,000,000	1,000,000.00	974
717893-NP-2	PHILADELPHIA PA WTR & WASTEWTR VAR	11/07/2003	Citibank		900,000	900,000.00	3,126
1739996	Bonds - States, Territories and Possessions - PA	· · · · · · · · · · · · · · · · · · ·		XXX	900,000	900,000.00	3,126
846851-CA-9	SPARTANBURG CNTY S C HEALTH VAR RT	12/29/2003	Citibank		100,000	100,000.00	76
1741996	Bonds - States, Territories and Possessions - SC			XXX	100,000	100,000.00	76
977055-N4-0	WISCONSIN ST GO 5.125% 11/1/07	05/01/2003	MERRILL LYNCH		2,242,220	2,000,000.00	1,424
1750996	Bonds - States, Territories and Possessions - WI			XXX	2,242,220	2,000,000.00	1,424
1799999	Subtotal - Bonds - States, Territories and Possessions			XXX	17,303,953	16,840,000.00	13,433
684415-AD-4	ORANGE CNTY VAR RT 11/01/14	02/07/2003	AG EDWARDS		700,000	700,000.00	77.
2405996	Bonds - Political Subdivisions of States - CA			XXX	700,000	700,000.00	77
438689-DG-3	HONOLULU HAWAII CITY & CNTY BR WTR	05/09/2003	AG EDWARDS		1,000,000	1,000,000.00	945
2412996	Bonds - Political Subdivisions of States - HI	-		XXX	1,000,000	1,000,000.00	945
167501-N2-7	CHICAGO ILL BRD ED VAR RT	09/22/2003	AG EDWARDS		700,000	700,000.00	83
2414996	Bonds - Political Subdivisions of States - IL	<u> </u>		XXX	700,000	700,000.00	83
2499999	Subtotal - Bonds - Political Subdivisions of States			XXX	2,400,000	2,400,000.00	1,105
6099997	Subtotal - Bonds - Part 3		1	XXX	24.969.648	24.265.123.91	38,944

SCHEDULE D - PART 3

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1	2	3	4	5	6	7	8
CUSIP Identification	Description	Date Acquired	Name of Vendor	Number of Shares of Stock	Actual Cost	Par Value	Paid for Accrued Interest and Dividends
6099998	Subtotal - Bonds - Summary for Columns 7, 8 and 17 of Part 5			XXX	6,525,000	6,525,000.00	1,716
6099999	Subtotal - Bonds			XXX	31,494,648	30,790,123.91	40,660
629410-30-9	NTN COMMUNICATIONS INC.	12/30/2003	VARIOUS	685,879.000	1,631,000		
6899999	Subtotal - Common Stock - Industrial and Miscellaneous			XXX	1,631,000	XXX	
7099997	Subtotal - Common Stock - Part 3	<u> </u>		XXX	1,631,000	XXX	
7099998	Subtotal - Common Stock - Summary for Columns 8 and 17 of Part 5			XXX	34,129,413	XXX	
7099999	Subtotal - Common Stock			XXX	35,760,413	XXX	
7199999	Subtotal - Preferred Stock and Common Stock			XXX	35,760,413	XXX	
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7299999	Total Bonds, Preferred Stock and Common Stock			XXX	67,255,061	XXX	40,660

Showing all Long-Term Bonds and Stocks SOLD, REDEEMED or Otherwise DISPOSED OF During Current Year

1	2	3	4	5	6	7	8	9	10	11 Increase	12 Foreign	13	14	15	16
CUSIP Identi- fication	Description	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consideration	Par Value	Actual Cost	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	(Decrease) by Foreign Exchange Adjustment	Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest on Bonds Received During Year	Dividends on Stocks Received During Year
2420CO 2K E	FILIMO DOOL #F00000	10/15/2002	DDINGIDAL DECEIDT		1 107 660	1 107 660 00	1 1 1 7 0 1 1	1 107 660	(40,000)					20 670	
3128GQ-3K-5 3128GQ-L7-4	FHLMC POOL #E88002 FHLMC POOL #E87550	12/15/2003 12/15/2003	PRINCIPAL RECEIPT PRINCIPAL RECEIPT		1,127,662 979,791	1,127,662.20 979,790.87	1,147,044 1,003,826	1,127,662 979,791	(18,888) (11,484)					32,678 30,342	
3128GW-GM-4	IFHLMC POOL #E92004	12/15/2003	PRINCIPAL RECEIPT		522,022	522.021.57	551,385	522,022	(29,364)					14.003	* * * * * * * * * * * * * * * * * * * *
312925-TX-8	FHLMC 6% 6/27/12	02/11/2003	Banc of America Securitie		1,320,657	1,300,000.00	1,324,453	1,316,934	(7,405)			3,723	3,723	9,750	
3134A3-3L-8	FHLMC 7% 3/15/10	10/30/2003	Ubs Warburg		1,159,960	1.000.000.00	1,138,789	1,118,804	(12,994)	* * * * * * * * * * * * * * * * * * * *		41,156	41,156	78.944	* * * * * * * * * * * * * * * * * * * *
3134A3-4Q-6	FHLMC 7.0% 7/15/2005	10/31/2003	DEUTSCH		1,627,710	1,500,000.00	1,620,405	1,559,891	(27,582)			67,819	67,819	136,500	
3134A3-M7-8	FHLMC 6.625% 9/15/09	10/30/2003	Ubs Warburg		1,137,570	1,000,000.00	1,115,469	1,097,399	(11,746)			40,171	40,171	74,715	
31359M-GH-0	FNMA 6.625% 10/15/07	08/07/2003	LEHMAN SECURITIES		1,698,495	1,500,000.00	1,603,476	1,577,152	(9,741)			121,343	121,343	80,880	
3136F2-XS-2	FNMA 5% 12/19/07	02/11/2003	DAIN RAUSCHER		1,284,749	1,250,000.00	1,284,088	1,279,229	(4,656)			5,519	5,519	9,201	
31387X-JM-8	FNMA POOL #597068	12/25/2003	PRINCIPAL RECEIPT		1,220,116	1,220,116.07	1,248,903	1,220,116	(27,390)					39,663	
31389H-NE-4	FNMA POOL #625989	12/25/2003	PRINCIPAL RECEIPT		1,253,711	1,253,711.34	1,260,568	1,253,711	(6,407)					33,936	
31389N-5K-7	FNMA 6.50% 2/1/17 #630950	12/25/2003	PRINCIPAL RECEIPT		611,785	611,785.34	648,110	611,785	(36,325)					16,025	
912827-6J-6	U.S. TREASURY 5.75% 8/15/10	09/18/2003	Ubs Warburg		2,826,758	2,500,000.00	2,738,281	2,694,609	(16,976)			132,149	132,149	157,422	
912827-6T-4	U.S. TREASURY 5% 2/15/11	09/18/2003	DEUTSCH		2,702,734	2,500,000.00	2,600,195	2,583,047	(6,667)			119,687	119,687	136,889	
912827-7B-2	U.S. TREASURY 5% 8/15/11	01/29/2003	DEUTSCH		2,709,375	2,500,000.00	2,605,078	2,594,076	(693)			115,299	115,299	56,726	
0399999	Subtotal - Bonds - U.S. Governments				22,183,095	20,765,087.39	21,890,070	21,536,228	(228,318)			646,866	646,866	907,674	XXX
465138-AQ-8	STATE OF ISRAEL 8.25 FLTG RT ISS	01/31/2003	MATURITY		25,000	25,000.00	25,000	25,000						4,490	
1099999	Subtotal - Bonds - All Other Governments				25,000	25,000.00	25,000	25,000						4,490	XXX
438689-DG-3	HONOLULU HAWAII CITY & CNTY BR WTR	07/01/2003	CALLED @ 100.0000000		50,000	50,000.00	50,000	50,000						113	
2412996	Bonds - Political Subdivisions of States - HI				50,000	50,000.00	50,000	50,000						113	XXX
167501-N2-7	CHICAGO ILL BRD ED VAR RT	11/25/2003	AG EDWARDS		100,000	100,000.00	100,000	100,000						329	
2414996	Bonds - Political Subdivisions of States - IL				100,000	100,000.00	100,000	100,000						329	XXX
2499999	Subtotal - Bonds - Political Subdivisions of States				150,000	150,000.00	150,000	150,000						442	XXX
639683-3F-6	NEBRASKA OUB PWR 5.25% 1/01/06	05/01/2003	MERRILL LYNCH		2,183,900	2,000,000.00	2,136,640	2,085,493	(10,101)			98,407	98,407	88,958	
3128996	Bonds - Special Revenue and Special Assessment	- NE	-		2,183,900	2,000,000.00	2,136,640	2,085,493	(10,101)			98,407	98,407	88,958	XXX
796253-HD-7	SAN ANTONIO ELEC&GAS 5% 02/01/2006	05/01/2003	DEUTSCH		1,087,270	1,000,000.00	1,045,830	1,019,123	(2,166)			68,147	68,147	38,194	
3144996	Bonds - Special Revenue and Special Assessment	- TX	1		1,087,270	1,000,000.00	1,045,830	1,019,123	(2,166)			68,147	68,147	38,194	XXX
3199999	Subtotal - Bonds - Special Revenue and Special As	ssessment	<u> </u>		3,271,170	3,000,000.00	3,182,470	3,104,616	(12,267)			166,554	166,554	127,152	XXX

Showing all Long-Term Bonds and Stocks SOLD, REDEEMED or Otherwise DISPOSED OF During Current Year

	2	3	Ι 4	5	6	7	8	9	10	11	12	13	14	15	16
'	-		7	J		,			10	Increase	Foreign		14		
CUSIP				Number				Book/Adjusted Carrying Value	Increase	(Decrease) by Foreign	Exchange Gain	Realized Gain	Total Gain	Interest on Bonds	Dividends on Stocks
Identi-		Disposal		of Shares				at Disposal	(Decrease) by	Exchange	(Loss) on	(Loss) on	(Loss) on	Received	Received
fication	Description	Date	Name of Purchaser	of Stock	Consideration	Par Value	Actual Cost	Date	`Adjustment`	Adjustment	Disposal	Dispósal	Dispósal	During Year	During Year
					05.000.005	00.040.00=00	0= 0.4= = 40	04.045.044	(2.42.525)			242.422	212.122	4 000 ==0	
6099997	Subtotal - Bonds - Part 4	1			25,629,265	23,940,087.39	25,247,540	24,815,844	(240,585)			813,420	813,420	1,039,758	XXX
6099998	Summary Item for Bonds, Columns 9 through 16 of	Part 5			6.525.000	6.525.000.00	6.525.000	6.525.000						10.995	XXX
					-,,		-,,	-,,						.,	
6099999	Subtotal - Bonds	ı	1		32,154,265	30,465,087.39	31,772,540	31,340,844	(240,585)			813,420	813,420	1,050,753	XXX
03060R-10-1	AMERICREDIT CORP	01/07/2003	INSTINET	37,500.000	307,386		308,528	308,528	18,278			(1,142)	(1,142)		
367626-10-8	GATEWAY INC	05/13/2003	INSTINET	100,000.000	311,541		360,020	360,020	46,020			(48,479)	(48,479)	* * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *
457750-10-7	INSTINET GROUP INC	04/08/2003	BRIDGE TRADING CO	123,573.000	458,508		721,218	721,218	198,505			(262,711)	(262,711)		* * * * * * * * * * * * * * * * * * * *
64352D-10-1	NEW CENTURY FINANCIAL CORP	01/22/2003	STARR SECURITIES	41,000.000	1,215,837		990,445	990,445	(50,545)			225,392	225,392		1,100
675746-10-1	OCWEN FINL CORP	06/09/2003	STARR SECURITIES	77,600.000	331,324		213,439	213,439	(3,841)			117,885	117,885		
830879-10-2	SKYWEST INC	05/09/2003	STARR SECURITIES	5,000.000	67,416		71,516	71,516	6,166			(4,100)	(4,100)		
94975H-44-5	WELLS FARGO INVESTMENT CASH MMF	01/29/2003	WELLS FARGO	761,799.980	761,800		761,800	761,800							559
. <u>6899999</u>	Subtotal - Common Stock - Industrial and Miscellan	l neous			3.453.812	XXX	3.426.966	3.426.966	214.583			26.845	26.845	XXX	1,659
					-,,-		, ,,,,,,,,	-, -,	,			,,,	- ,-		
7099997	Subtotal - Common Stock - Part 4	1			3,453,812	XXX	3,426,966	3,426,966	214,583			26,845	26,845	XXX	1,659
7099998	Summary Item for Common Stock Columns 9 throu	igh 16 of Dart I			35.588.224	XXX	34.129.413	34.129.413				1.458.812	1.458.812	XXX	18,772
1099990	Summary item for Common Stock Columns 9 throu	igii 10 01 Part	1		33,300,224	^^^	34,129,413	34, 129,413				1,430,012	1,430,012	^^^	10,772
7099999	Subtotal - Common Stock				39,042,036	XXX	37,556,379	37,556,379	214,583			1,485,657	1,485,657	XXX	20,431
7199999	Cubtatal Drafamad and Common Charles				39,042,036	XXX	37,556,379	37,556,379	214,583			1,485,657	1,485,657	XXX	20,431
7 199999	Subtotal - Preferred and Common Stocks				39,042,030	^ ^ ^	37,556,579	37,556,379	214,503			1,400,007	1,400,007		20,431
* * * * * * * * * * * * * * * *								* * * * * * * * * * * * * * * * * * * *							* * * * * * * * * * * * * * * * *
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										* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * * * * * * * * * * * *		
7299999	Total Bonds, Preferred and Common Stocks		•		71,196,301	XXX	69,328,919	68,897,223	(26,002)			2,299,077	2,299,077	1,050,753	20,431

Showing all Long-Term Bonds and Stocks ACQUIRED During Year and Fully DISPOSED OF During Current Year

1	2	3	4	5	6	7 Par Value	8	9	10	11	12 Increase	13 Foreign	14	15	16	17
CUSIP Identi- fication	Description	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	(Bonds) or Number of Shares (Stock)	Actual Cost	Consideration	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	(Decrease) by Foreign Exchange Adjustment	Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest and Dividends Received During Year	Paid for Accrued Interest and Dividends
914031-AS-8	UNIVERSITY ALA UNIV REVS VAR RT	02/27/2003	AG EDWARDS	11/25/2003	AG EDWARDS	200,000.000	200,000	200,000	200,000						1,398	
1701996	Bonds - States, Territories and Possessions	s - AL				200,000.000	200,000	200,000	200,000						1,398	
249181-L6-3	DENVER CO VAR RT 11/15/2022	09/05/2003	AG EDWARDS	11/25/2003	AG EDWARDS	200,000.000	200,000	200,000	200,000						468	52
1706996	Bonds - States, Territories and Possessions	s - CO	1		1	200,000.000	200,000	200,000	200,000						468	52
575827-R7-7 57585K-QV-3	MASSACHUSETTS ST GO VAR RT MASS ST HEALTH & ED VAR 10/1/40	09/22/2003 08/14/2003	VARIOUS AG EDWARDS	11/12/2003 08/29/2003	VARIOUS AG EDWARDS	1,500,000.000 500,000.000	1,500,000 500,000	1,500,000 500,000	1,500,000 500,000			*************			1,513 126	77
1722996	Bonds - States, Territories and Possessions	s - MA			· •	2,000,000.000	2,000,000	2,000,000	2,000,000						1,639	77
606072-DE-3 60635R-A7-2 60635R-A8-0	MISSOURI HIGHER ED VAR RT 2/15/25 MISSOURI HLTH & ED VAR RT 6/1/31 MISSOURI ST HLTH ED VAR RT 6/1/31	04/22/2003 03/31/2003 01/07/2003	AG EDWARDS AG EDWARDS AG EDWARDS	11/25/2003 11/25/2003 01/29/2003	AG EDWARDS AG EDWARDS AG EDWARDS	300,000.000 200,000.000 300,000.000	300,000 200,000 300,000	300,000 200,000 300,000							2,377 1,249 511	618 35 290
1726996	Bonds - States, Territories and Possessions	s - MO		-	1	800,000.000	800,000	800,000	800,000						4,137	943
646139-RG-2	NEW JERSEY ST TPK AUTH TPK REV V	08/07/2003	Ubs Warburg	09/15/2003	Ubs Warburg	600,000.000	600,000	600,000	600,000						159	
1731996	Bonds - States, Territories and Possessions	s - NJ				600,000.000	600,000	600,000	600,000						159	
930868-AZ-7 930868-BA-1	WAKE CNTY N C INDL FACS VAR RT WAKE CNTY VAR 5/1/2024	10/06/2003	AG EDWARDS AG EDWARDS	11/25/2003	AG EDWARDS AG EDWARDS	200,000.000 100,000.000	200,000 100,000	200,000 100,000				******			385 218	128 18
1734996	Bonds - States, Territories and Possessions	s - NC			ī	300,000.000	300,000	300,000	300,000						603	146
928809-AN-2	VOLUNTEER ST STUDENT VAR RT	09/22/2003	MORGAN STANLEY	10/14/2003	MORGAN STANLEY	1,125,000.000	1,125,000	1,125,000	1,125,000			* * * * * * * * * * * * * * * * * * * *			908	311
1743996	Bonds - States, Territories and Possessions	s - TN	1	1	<u> </u>	1,125,000.000	1,125,000	1,125,000	1,125,000						908	311
1799999	Subtotal - Bonds - States, Territories and P	ossessions				5,225,000.000	5,225,000	5,225,000	5,225,000						9,312	1,529
	CHICAGO ILL BRD ED VAR RT	03/19/2003	AG EDWARDS	05/15/2003	AG EDWARDS	700,000.000	700,000	700,000	700,000						1,361	86
2414996	Bonds - Political Subdivisions of States - IL			1		700,000.000	700,000	700,000	700,000						1,361	86
	BALTIMORE CNTY MD VAR RATE	05/06/2003	AG EDWARDS	05/15/2003	AG EDWARDS	600,000.000	600,000	600,000	600,000						322	101
2421996	Bonds - Political Subdivisions of States - M	D T				600,000.000	600,000	600,000	600,000						322	101
2499999	Subtotal - Bonds - Political Subdivisions of	States	1	1		1,300,000.000	1,300,000	1,300,000	1,300,000						1,683	187

SCHEDULE D - PART 5

Showing all Long-Term Bonds and Stocks ACQUIRED During Year and Fully DISPOSED OF During Current Year

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
						Par Value					Increase	Foreign				
						(Bonds) or			Book/Adjusted	Increase	(Decrease)	Exchange	Realized		Interest and	Paid for
CUSIP				l		Number of			Carrying Value	(Decrease)	by Foreign	Gain	Gain	Total Gain	Dividends	Accrued
Identi-		Date		Disposal		Shares	Actual		at Disposal	by	Exchange	(Loss) on	(Loss) on	(Loss) on	Received	Interest and
fication	Description	Acquired	Name of Vendor	Date	Name of Purchaser	(Stock)	Cost	Consideration	Date	Adjustment	Adjustment	Disposal	Disposal	Disposal	During Year	Dividends
2400000	O Hatta Banda Carrial Banda and Ca															
3199999	Subtotal - Bonds - Special Revenue and Sp	ecial Assessi	ment T													
6099998	Subtotal Bonds				1	6,525,000.000	6,525,000	6,525,000	6,525,000						10,995	1,716
001765-10-6	AMR CORP	03/17/2003	INSTINET	04/01/2003	INSTINET	229,000.000	549,668	610,604	549,668				60,937	60,937		
048396-10-5	ATLANTIC COAST AIRLINES HLDGS	09/08/2003	VARIOUS	09/18/2003	VARIOUS	383,200.000	2,779,163	3,544,212	2,779,163				765,049	765,049		
09248U-84-1	BLACKROCK MUNI-CASH FUND	12/01/2003	PROVIDENT INST'L FUNDS	12/29/2003	Undefined	2,003,659.370	2,003,659	2,003,659	2,003,659						5,078	
448407-10-6	HUTCHINSON TECH INC	01/23/2003	INSTINET	03/18/2003	INSTINET	1,400.000	32,452	34,327	32,452				1,875	1,875		
459200-10-1	INTERNATIONAL BUSINESS MACHINES	03/05/2003	VARIOUS	03/14/2003	VARIOUS	20,000.000	1,589,067	1,551,074	1,589,067				(37,993)	(37,993)	2,250	
60934N-88-0	FEDERATED TAX FREE OBLIGATION #3	09/03/2003	BNY Western Trust	09/03/2003	BNY Western Trust	10,317,744.580	10,317,745	10,317,745	10,317,745						7,713	
631100-10-4	NASDAQ 100 INDEX TRADING STOCK	01/29/2003	STARR SECURITIES	02/18/2003	AJ PACE & CO	3,000.000	76,020	74,614	76,020				(1,406)	(1,406)		
675746-10-1	OCWEN FINL CORP	01/23/2003	INSTINET	06/11/2003	STARR SECURITIES	67,400.000	200,523	302,939	200,523				102,416	102,416		
808513-10-5	SCHWAB CHARLES CORP	03/31/2003	INSTINET	04/04/2003		15,000.000	109,950	117,611	109,950				7,661	7,661	4 000	
830879-10-2 866810-10-4	SKYWEST INC SUN MICROSYSTEMS INC	04/01/2003 10/24/2003	INSTINET VARIOUS	05/12/2003	STARR SECURITIES UAT Added	103,000.000	1,102,619 2,533,181	1,390,870 2,805,203	1,102,619 2,533,181				288,251 272,022	288,251 272,022	1,200	
94975H-44-5			BNY Western Trust	03/31/2003	WELLS FARGO	12,835,365.850	12,835,366	12,835,366	12,835,366				21,2,022		2 521	
3437311-44-3	WELLS LANGO INVESTIMENT CASTI MIM	03/3/1/2003	DIVI Westelli Hust	03/3/1/2003	WELLS FARGO	12,033,303.030	12,033,300	12,033,300	12,033,300						2,531	
6899999	Subtotal - Common Stock - Industrial and M	liscellaneous	(Unaffiliated)			XXX	34,129,413	35,588,224	34,129,413				1,458,812	1,458,812	18,772	
			1							1		I		1	I	
	Total Occurry Otral		-			V V V	24 400 442	25 500 004	24 400 442				4 450 040	4 450 040	40.770	
7099998	Total Common Stock				1	XXX	34,129,413	35,588,224	34,129,413				1,458,812	1,458,812	18,772	
7199999	Total Common Stock Subtotal Stocks					XXX	34,129,413 34,129,413	35,588,224 35,588,224	34,129,413 34,129,413				1,458,812 1,458,812	1,458,812 1,458,812	18,772	
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							, ,		34,129,413				,,	, ,	18,772	1.716

SCHEDULE D - PART 6 - SECTION 1

Valuation of Shares of Subsidiary, Controlled or Affiliated Companies

1	2	3	4	5	6	7	Stock of	Such
		NAIC	NAIC				Company Ov	wned by
		Company	Valuation	Do Insurer's			Insurer on State	
		Code	Method	Assets Include	Total	l	8	9
		or Alien	(See SVO	Intangible Assets	Amount	Book/		
CUSIP	Description	Insurer	Purposes and	Connected with	of Such	Adjusted		
Identi-	Name of Subsidiary, Controlled	Identification	Procedures	Holding of Such	Intangible	Carrying	Number of	% of
fication	or Affiliated Company	Number	manual)	Company's Stock?	Assets	Value	Shares	Outstanding
000001-00-8	Titletek Inc.		8 (3) (a)	No			1,200.000	60.000
000331-03-3	Property Title Research		8 (3) (a)	No			10.000	100.000
01144#-10-1	Alamo Title Company		8 (3) (b) (ii)	No		11,740,508	30,200.000	100.000
76711#-10-6	Rio Grande Title Company Inc.		8 (3) (b) (ii)	No	*****	408,269	50,226.000	20.000
1799999	Subtotal - Common Stock - Other Affiliates		l			12,148,777	XXX	XXX
1899999	Subtotal - Common Stocks					12,148,777	XXX	XXX

					* * * * * * * * * * * * * * * * * * * *			
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					* * * * * * * * * * * * * * * * * * * *			

^{1.} Amount of insurer's capital and surplus from the prior period's statutory statement reduced by any admitted EDP, goodwill and net deferred tax assets included therein: \$ 34,971,812

Total amount of intangible assets nonadmitted \$ 0

SCHEDULE D - PART 6 - SECTION 2

CUSIP State of Lower-tier Which Co	Company Listed in Section 1 controls Lower-tier Company	Total Amount of Intangible Assets Included in Amount Shown in Column 6, Section 1	Stock in Lower-Tie Indirectly by Insurer 5 Number of Shares	on Statement Date 6 % of Outstanding
Identifi- Name of Lower-tier Which Co	ontrols Lower-tier	in Amount Shown	5	6
			Number of Shares	% of Outstanding
				* * * * * * * * * * * * * * * * * * * *
1				
				* * * * * * * * * * * * * * * * * * * *
	NONE			
	INOIL			****
	*****			****

SCHEDULE DA - PART 1

Showing all SHORT-TERM INVESTMENTS Owned December 31 of Current Year

1	2	3	4	Inter	est	7	8	9	10	11	12	Interes	st	15	16	17
CUSIP Identi- fication	Description	Date Acquired	Name of Vendor	5 Rate Of	6 How Paid	Maturity Date	Book/Adjusted Carrying Value	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Par Value	Actual Cost	13 Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default	14 Gross Amount Received	Paid for Accrued Interest	NAIC Desig- nation	Effective Rate of Interest
09248U-64-3 261934-10-3 628263-75-8	BLACKROCK TEMP CASH DREYFUS CASH MGMT FD#719 JP MORGAN PRIME MMF/PREMIER FU	12/29/2003 12/02/2003 12/31/2003	Undefined BNY Western Trust Undefined			12/31/2004 12/31/2004 12/31/2004	287,948 2,621 3,220,473				287,948 2,621 3,220,473		1,287 2,621 3,577		1	
7899999	Subtotal - Class One Money Market Mutua	l Funds					3,511,042			XXX	3,511,042		7,485		XXX	XXX
		* * * * * * * * * * * * *										* * * * * * * * * * * * * * * * * * * *			* * * * * * * * * *	
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0000000	T. (-)						0.544.040	(-)		V V V	0.544.040		7.40-		V V V	
8099999	Totals						3,511,042	(a)		XXX	3,511,042		7,485		XXX	XXX

NONE Schedule DB - Part A - Section 1 and 2

NONE Schedule DB - Part A - Section 3 and Part B - Section 1

NONE Schedule DB - Part B - Section 2 and 3

Schedule DB - Part C - Section 1 and 2 **NONE**

Schedule DB - Part C - Section 3 and Part D - Section 1 **NONE**

Schedule DB - Part D - Section 2 and 3 NONE

NONE Schedule DB - Part E - Section 1

Annual Statement for the year 2003 of the	Alamo Title Insurance	
Annual Statement for the year 2003 of the	Alalio lile libulalice	

SCHEDULE DM

For bonds and preferred stocks owned as of December 31, state the aggregate statement (admitted) value, the aggregate fair value, and the aggregate difference, if any, between them.

	1	2	3
	Statement (Admitted) Value	Fair Value (a)	Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
1. Bonds	45,548,124	46,896,668	1,348,544
2. Preferred Stocks			
3. Totals	45,548,124	46,896,668	1,348,544

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a)	Amortized or book values shall not be substituted for fair values. Describe the sources or methods utilized in determining the fair values.
	Fair market values obtained from J.J. Kenny Pricing Services and other pricing service organizations

SCHEDULE E - PART 1 - CASH

1	2	3 Amount of Interest	4 Amount of Interest Accrued	5	6
Depository	Rate of Interest	Received During Year	December 31 of Current Year	Balance	*
OPEN DEPOSITORIES					
Wells Fargo Irvine California Compass Bank San Antonio Texas	1.000	140		56,144 433,675	
Bank of America Albuqueque New Mexico Woodforest National Bank Tomball Texas	1.440 0.950	1,442 5,220		100,000 500,000	
0199998 Deposits in 1 depositories that do not exceed the allowable limit in any one depository (See Instructions) - open depositories.	XXX	1,797		57,156	
0199999 Totals-Open Depositories	XXX	8,599		1,146,975	XXX
SUSPENDED DEPOSITORIES					
0299998 Deposits in 0 depositories that do not exceed the allowable limit in any one depository (See Instructions) - suspended depositories.	XXX				.XXX
0299999 Totals - Suspended Depositories	XXX				XXX
0399999 Total Cash on Deposit	XXX	8,599		1,146,975	XXX
0499999 Cash in Company's Office	XXX	XXX	XXX		XXX
		* * * * * * * * * * * * * * * * * * * *			
		* * * * * * * * * * * * * * * * * * * *			

		* * * * * * * * * * * * * * * * * * * *			
0599999 Total Cash	XXX	8,599		1,146,975	XXX

TOTALS OF DEPOSITORY BALANCES ON THE LAST DAY OF EACH MONTH DURING THE CURRENT YEAR

 January	631,524 425,860	April	440,560 514,970	July August	390,108 740,424	October November	867,413 1,385,514
March	487,798	June	567,334	September	848,639	December	1,146,975

SCHEDULE E - PART 2 - CASH EQUIVALENTS

Show Investments owned December 31 of current Year

1	2	3	4	5	6	7	8
CUSIP Identification	Description	Date Acquired	Rate of Interest	Maturity	Book/Adjusted Carrying Value	Amount of Interest Due & Accrued	Gross Investment Income
						• • • • • • • • • • • • • • • • • • • •	
		* * * * * * * * * * * * * * * * * * * *					
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		L	[1
0199999	Total Cash Equivalents						1

SCHEDULE E - PART 3 - SPECIAL DEPOSITS

1	2	3	4	5	6	7	
Line Number	Туре	Description of Deposit Where Deposited and Purpose of Deposit		Par or Book Value	Statement Value (a)	Fair Value	
NM00001	В	U.S. Treasury 6.75% 5/15/05	Century Trust Bank - RSD by Ins Code 59A-5-18	100,000	107,124	107,210	
NM99999		NEW MEXICO		100,000	107,124	107,210	
9999997		Total - Special Deposits NOT held for the benefit of all Policyholders, Claimants, an	d Creditors of the Company	100,000	107,124	107,210	
9999998		Total - Special Deposits held for the benefit of all Policyholders, Claimants, and Cre		155,000	158,146	163,135	
3333330		Total Special Seposite field for the Schene of all Folloyfielders, Claimants, and Ore	antitio of the company	100,000	100,140	100,100	
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9999999		Totals	•	255,000	265,270	270,345	

⁽a) Including \$ 0 cash and short-term investments as defined in SSAP No. 2 of the NAIC Accounting Practices and Procedures Manual.