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ANNUAL STATEMENT

For the Year Ended December 31, 2004

OF THE CONDITION AND AFFAIRS OF THE

Alamo Title Insurance

NAIC Group Code 0670 (Current Period) 0670 (Prior Period) **NAIC Company Code** 50598 **Employer's ID Number** 74-0476580

Organized under the Laws of TX **, State of Domicile or Port of Entry** TX

Country of Domicile US

Incorporated: October 1, 1922 **Commenced Business:** October 16, 1922

Statutory Home Office: 10010 San Pedro Avenue Suite 800 San Antonio, TX 78216

Main Administrative Office: 601 Riverside Ave Jacksonville, FL 32204 904-854-8100

Mail Address: 601 Riverside Ave Jacksonville, FL 32204

Primary Location of Books and Records: 601 Riverside Ave Jacksonville, FL 32204 904-854-8100

Internet Website Address: www.fnf.com

Statutory Statement Contact: Jan B. Ramsey 904-854-8100

jramsey@fnf.com (E-Mail Address) 904-357-1066 (Fax Number)

Policyowner Relations Contact: Kevin Chiarello 17911 Von Karman Suite 300 Irvine, CA 92614 949-622-4338

OFFICERS

	Name	Title
1.	Ronald Ray Maudsley	President
2.	Todd Chliveny Johnson	SVP & Corporate Secretary
3.	Alan Lynn Stinson	EVP & Chief Financial Officer

Vice-Presidents

Name	Title	Name	Title
Francene Mary DePrez	VP	Darryl James Tyson	EVP

DIRECTORS OR TRUSTEES

Christopher (NMN) Abbinante	William Patrick Foley II	Ronald Ray Maudsley	Raymond Randall Quirk
Alan Lynn Stinson	Frank Patrick Willey	John Arthur Wunderlich #	

State of Florida
County of Duval ss

The officers of this reporting entity being duly sworn, each depose and say that they are the described officers of said reporting entity, and that on the reporting period stated above, all of the herein described assets were the absolute property of the said reporting entity, free and clear from any liens or claims thereon, except as herein stated, and that this statement, together with related exhibits, schedules and explanations therein contained, annexed or referred to, is a full and true statement of all the assets and liabilities and of the condition and affairs of the said reporting entity as of the reporting period stated above, and of its income and deductions therefrom for the period ended, and have been completed in accordance with the NAIC Annual Statement Instructions and Accounting Practices and Procedures manual except to the extent that: (1) state law may differ; or, (2) that state rules or regulations require differences in reporting not related to accounting practices and procedures, according to the best of their information, knowledge and belief, respectively. Furthermore, the scope of this attestation by the described officers also includes the related corresponding electronic filing with the NAIC, when required, that is an exact copy (except for formatting differences due to electronic filing) of the enclosed statement. The electronic filing may be requested by various regulators in lieu of or in addition to the enclosed statement.

(Signature)	(Signature)	(Signature)
Patrick Gerard Farenga	Todd Chliveny Johnson	Alan Lynn Stinson
(Printed Name)	(Printed Name)	(Printed Name)
1.	2.	3.
Vice President & Treasurer	SVP & Corporate Secretary	EVP & Chief Financial Officer
(Title)	(Title)	(Title)

Subscribed and sworn to before me this

________ day of ____________________ , 2005

a. Is this an original filing? YES [X] NO [ ]

b. If no:
1. State the amendment number
2. Date filed
3. Number of pages attached

ASSETS

	Current Year 1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	Prior Year 4 Net Admitted Assets
1. Bonds (Schedule D)	43,586,899		43,586,899	42,037,081
2. Stocks (Schedule D):				
2.1 Preferred stocks				
2.2 Common stocks	16,997,102		16,997,102	14,686,529
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	14,586	14,586		72,000
3.2 Other than first liens	10,165	10,165		
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less $ 0 encumbrances)				
4.2 Properties held for the production of income (less $ 0 encumbrances)				
4.3 Properties held for sale (less $ 0 encumbrances)	34,965	8,865	26,100	
5. Cash ($ 1,872,188 , Schedule E-Part 1), cash equivalents ($ 0 , Schedule E-Part 2) and short-term investments ($ 2,850,518 , Schedule DA)	4,722,706		4,722,706	4,658,018
6. Contract loans (including $ 0 premium notes)				
7. Other invested assets (Schedule BA)	1,620,500	500	1,620,000	1,890,000
8. Receivable for securities	2,299		2,299	
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	66,989,222	34,116	66,955,106	63,343,628
11. Investment income due and accrued	494,438		494,438	319,850
12. Premiums and considerations:				
12.1 Uncollected premiums and agents' balances in the course of collection	1,411,153		1,411,153	1,714,706
12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet 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				
15.1 Current federal and foreign income tax recoverable and interest thereon	916,835		916,835	350,428
15.2 Net deferred tax asset	541,033		541,033	505,991
16. Guaranty funds receivable or on deposit				
17. Electronic data processing equipment and software				
18. Furniture and equipment, including health care delivery assets ($ 0)	28,889	28,889		
19. Net adjustment in assets and liabilities due to foreign exchange rates	2,217	2,217		
20. Receivables from parent, subsidiaries and affiliates	1,028,894	190,880	838,014	1,908,175
21. Health care ($ 0) and other amounts receivable				
22. Other assets nonadmitted				
23. Aggregate write-ins for other than invested assets	2,947,866	1,480,813	1,467,053	1,482,577
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	74,360,547	1,736,915	72,623,632	69,625,355
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	74,360,547	1,736,915	72,623,632	69,625,355

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)				
2301. Title Plants	1,542,056	75,003	1,467,053	1,477,253
2302. Accounts Receivable & Prepaids	1,405,810	1,405,810		
2303. Cash Surrender Value of Life Insurance				5,324
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	2,947,866	1,480,813	1,467,053	1,482,577

LIABILITIES, SURPLUS AND OTHER FUNDS

		1 Current Year	2 Prior Year
1.	Known claims reserve (Part 2B, Line 3, Col. 4)	2,362,879	2,055,956
2.	Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	21,311,000	20,839,626
3.	Aggregate of other reserves required by law		
4.	Supplemental reserve (Part 2B, Col. 4, Line 12)		
5.	Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6.	Other expenses (excluding taxes, licenses and fees)	813,104	735,996
7.	Taxes, licenses and fees (excluding federal and foreign income taxes)	2,555,936	2,883,737
8.1	Current federal and foreign income taxes (including $ 0 on realized capital gains (losses))		
8.2	Net deferred tax liability		
9.	Borrowed money $ 0 and interest thereon $ 0		
10.	Dividends declared and unpaid		
11.	Premiums and other consideration received in advance		
12.	Unearned interest and real estate income received in advance		
13.	Funds held by company under reinsurance treaties		
14.	Amounts withheld or retained by company for account of others		
15.	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	9,624,016	5,285,787
19.	Payable for securities		83,413
20.	Aggregate write-ins for other liabilities		
21.	Total liabilities (Lines 1 through 20)	36,666,935	31,884,515
22.	Aggregate write-ins for special surplus funds		
23.	Common capital stock	3,106,590	3,106,590
24.	Preferred capital stock		
25.	Aggregate write-ins for other than special surplus funds		
26.	Surplus notes		
27.	Gross paid in and contributed surplus	1,183,658	1,183,658
28.	Unassigned funds (surplus)	31,666,449	33,450,593
29.	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)		
30.	Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	35,956,697	37,740,841
31.	Totals (Page 2, Line 26, Col. 3)	72,623,632	69,625,356

DETAILS OF WRITE-INS		
0301.		
0302.		
0303.		
0398. Summary of remaining write-ins for Line 3 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 3 above)		
2001.		
2002.		
2003.		
2098. Summary of remaining write-ins for Line 20 from overflow page		
2099. Totals (Lines 2001 through 2003 plus 2098) (Line 20 above)		
2201.		
2202.		
2203.		
2298. Summary of remaining write-ins for Line 22 from overflow page		
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above)		
2501.		
2502.		
2503.		
2598. 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
STATEMENT OF INCOME

		1 Current Year	2 Prior Year
	OPERATING INCOME		
1.	Title insurance and related income (Part 1):		
	1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	112,872,505	131,307,683
	1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	359,273	164,537
	1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	959,126	618,493
2.	Aggregate write-ins for other operating income		
3.	Total Operating Income (Lines 1 through 2)	114,190,904	132,090,713
	DEDUCT:		
4.	Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	2,847,089	2,588,332
5.	Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	106,891,022	127,270,107
6.	Aggregate write-ins for other operating deductions		
7.	Total Operating Deductions	109,738,111	129,858,439
8.	Net operating gain or (loss) (Lines 3 minus 7)	4,452,793	2,232,274
	INVESTMENT INCOME		
9.	Net investment income earned (Exhibit of Net investment Income, Line 17)	1,103,847	1,365,531
10.	Net realized capital gains (losses)	801,253	2,299,078
11.	Net investment gain (loss) (Lines 9 + 10)	1,905,100	3,664,609
	OTHER INCOME		
12.	Aggregate write-ins for miscellaneous income or (loss)		
13.	Net income, before federal income taxes (Lines 8 + 11 + 12)	6,357,893	5,896,883
14.	Federal and foreign income taxes incurred	1,952,674	1,807,122
15.	Net income (Lines 13 minus 14)	4,405,219	4,089,761
	CAPITAL AND SURPLUS ACCOUNT		
16.	Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	37,740,841	35,220,071
	GAINS AND (LOSSES) IN SURPLUS		
17.	Net income (from Line 15)	4,405,219	4,089,761
18.	Net unrealized capital gains or losses	1,012,204	4,904,614
19.	Change in net unrealized foreign exchange capital gain (loss)		
20.	Change in net deferred income tax	35,042	257,732
21.	Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 26, Col. 3)	263,391	268,663
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.	Cumulative 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		
28.	Dividends to stockholders	(7,500,000)	(7,000,000)
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		
31.	Change in surplus as regards policyholders for the year (Lines 17 through 30)	(1,784,144)	2,520,770
32.	Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	35,956,697	37,740,841

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.		
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
1. Premiums collected net of reinsurance	113,659,283	133,540,288
2. Net investment income	1,412,893	2,051,023
3. Miscellaneous income	1,318,399	
4. Total (Lines 1 through 3)	116,390,575	135,591,311
5. Benefit and loss related payments	2,540,166	2,178,304
6. Net transfers to Separate, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	107,141,720	126,441,554
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) $ 0 net of tax on capital gains (losses)	2,554,123	2,001,318
10. Total (Lines 5 through 9)	112,236,009	130,621,176
11. Net cash from operations (Line 4 minus Line 10)	4,154,566	4,970,135
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	43,747,389	32,154,265
12.2 Stocks	27,105,809	39,042,035
12.3 Mortgage loans	72,000	332
12.4 Real estate		
12.5 Other invested assets	274,000	275,500
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds		83,413
12.8 Total investment proceeds (Lines 12.1 to 12.7)	71,199,198	71,555,545
13. Cost of investments acquired (long-term only):		
13.1 Bonds	45,440,148	31,494,646
13.2 Stocks	27,943,614	35,760,415
13.3 Mortgage loans		
13.4 Real estate	26,100	
13.5 Other invested assets		
13.6 Miscellaneous applications	85,712	
13.7 Total investments acquired (Lines 13.1 to 13.6)	73,495,574	67,255,061
14. Net increase (decrease) in policy loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14)	(2,296,376)	4,300,484
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		
16.4 Net deposits on deposit-type contracts and other insurance liabilities		
16.5 Dividends to stockholders	7,500,000	14,600,000
16.6 Other cash provided (applied)	5,706,497	4,493,237
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(1,793,503)	(10,106,763)
RECONCILIATION OF CASH AND SHORT-TERM INVESTMENTS		
18. Net change in cash and short-term investments (Line 11, plus Lines 15 and 17)	64,687	(836,144)
19. Cash and short-term investments:		
19.1 Beginning of year	4,658,018	5,494,162
19.2 End of year (Line 18 plus Line 19.1)	4,722,705	4,658,018

Note: Supplemental disclosures of cash flow information for non-cash transactions:

20.0001.		
20.0002.		
20.0003.		

OPERATIONS AND INVESTMENT EXHIBIT

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

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Current Year Total (Cols. 1 + 2 + 3)	Prior Year Total
1. Direct premiums written		45,631,103	67,701,809	113,332,912	133,259,790
2. Escrow and settlement service charges	359,273	X X X	X X X	359,273	164,537
3. Other title fees and service charges (Part 1C, Line 5)	959,126	X X X	X X X	959,126	618,493
4. Totals (Lines 1 + 2 + 3)	1,318,399	45,631,103	67,701,809	114,651,311	134,042,820

PART 1B - PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	113,332,912	133,259,790
1.2 Assumed	46,373	34,364
1.3 Ceded	35,405	9,608
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	113,343,880	133,284,546
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	20,839,626	18,862,763
2.2 Additions during the current year	5,144,111	6,087,890
2.3 Withdrawals during the current year	4,672,737	4,111,027
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	21,311,000	20,839,626
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	112,872,506	131,307,683

PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations		
2. Searches and abstracts		
3. Surveys		
4. Aggregate write-ins for service charges	959,126	618,493
5. Totals	959,126	618,493
DETAILS OF WRITE-INS		
0401. Misc. Income	959,126	618,493
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)	959,126	618,493

OPERATIONS AND INVESTMENT EXHIBIT

PART 2A - LOSSES PAID AND INCURRED

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1+2+3)	Total Prior Year
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage		1,961,042	579,122	2,540,164	2,181,770
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)		1,961,042	579,122	2,540,164	2,181,770
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)		1,961,042	579,122	2,540,164	2,181,770
6. Known claims reserve - current year (Page 3, Line 1, Column 1)		1,881,224	481,655	2,362,879	2,055,955
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)		1,561,715	494,240	2,055,955	1,649,393
8. Losses and allocated Loss Adjustment Expenses incurred (Ln 5 + Ln 6 - Ln 7)		2,280,551	566,537	2,847,088	2,588,332
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)		2,280,551	566,537	2,847,088	2,588,332

OPERATIONS AND INVESTMENT EXHIBIT

PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	1	Agency Operations 2	3	4	5
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1 + 2 + 3)	Total Prior 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)		1,881,224	481,655	2,362,879	2,058,000
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)		1,881,224	481,655	2,362,879	2,058,000
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)		4,792,869	1,227,131	6,020,000	7,326,000
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		4,792,869	1,227,131	6,020,000	7,326,000
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X		X X X
6. Less discount for time value of money, if allowed (Sch. P, Part 1, Line 12, Col. 33)	X X X	X X X	X X X		X X X
7. Total Schedule P reserves (Lines 3 + 4.4 + 5 - 6)(Sch. P, Part 1, Line 12, Col. 35)	X X X	X X X	X X X	8,382,879	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	21,311,000	X X X
9. Aggregate of other reserves required by law	X X X	X X X	X X X		X X X
10. Gross supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	X X X	X X X	X X X		X X X
11. Unrecognized Schedule P transition obligation	X X X	X X X	X X X		X X X
12. Net recognized supplemental reserve (Lines 10 - 11)	X X X	X X X	X X X		X X X

(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

	Title and Escrow Operating Expenses				5	6	7	Totals	
	1	Agency Operations		4				8	9
		2	3						
	Direct Operations	Non-affiliated Agency Operations	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	31,767	1,099,409	1,631,158	2,762,334				2,762,334	3,348,526
1.2 Employee relations and welfare	4,216	145,917	216,492	366,625				366,625	336,030
1.3 Payroll taxes	2,532	87,615	129,992	220,139				220,139	220,157
1.4 Other personnel costs	47	1,617	2,399	4,063				4,063	17,018
1.5 Total personnel costs	38,562	1,334,558	1,980,041	3,353,161				3,353,161	3,921,731
2. Amounts paid to or retained by title agents		38,784,799	57,546,538	96,331,337				96,331,337	113,253,640
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	165	5,695	8,449	14,309				14,309	240
3.2 Surveys									
3.3 Other									
4. Advertising	2,453	84,887	125,944	213,284				213,284	220,280
5. Boards, bureaus and associations									
6. Title plant rent and maintenance	44	1,530	2,269	3,843				3,843	(26,413)
7. Claim adjustment services									
8. Amounts charged off, net of recoveries	283	34,002		34,285				34,285	35,608
9. Marketing and promotional expenses	1,364	47,224	70,064	118,652				118,652	133,764
10. Insurance	1,168	40,440	59,999	101,607				101,607	144,940
11. Directors' fees									
12. Travel and travel items	8,254	285,658	423,822	717,734				717,734	849,193
13. Rent and rent items	7,691	266,160	394,894	668,745				668,745	521,483
14. Equipment	4,463	154,470	229,183	388,116				388,116	315,116
15. Cost or depreciation of EDP equipment and software	16,250	562,398	834,412	1,413,060				1,413,060	3,277,746
16. Printing, stationery, books and periodicals	3,761	130,157	193,110	327,028				327,028	447,180
17. Postage, telephone, messengers and express	4,088	141,482	209,912	355,482				355,482	339,604
18. Legal and auditing	7,577	262,218	389,044	658,839				658,839	1,027,990
19. Totals (Lines 1.5 to 18)	96,123	42,135,678	62,467,681	104,699,482				104,699,482	124,462,102
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes		756,142	1,121,865	1,878,007				1,878,007	2,427,424
20.2 Insurance department licenses and fees	2,422	83,808	124,343	210,573				210,573	188,572
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)	17	605	898	1,520				1,520	2,336
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	2,439	840,555	1,247,106	2,090,100				2,090,100	2,618,332
21. Real estate expenses									
22. Real estate taxes	2,707			2,707				2,707	15,173
23. Aggregate write-ins for miscellaneous expenses	1,136	39,295	58,301	98,732			367,498	466,230	174,500
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	102,405	43,015,528	63,773,088	106,891,021			367,498	(a) 107,258,519	127,270,107
25. Less unpaid expenses - current year	38,744	1,340,876	1,989,415	3,369,035				3,369,035	3,621,187
26. Add unpaid expenses - prior year	21,727	1,323,906	916,974	2,262,607				2,262,607	2,791,180
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	85,388	42,998,558	62,700,647	105,784,593			367,498	106,152,091	126,440,100
DETAILS OF WRITE-INS									
2301. General and miscellaneous expense	1,466	50,730	75,267	127,463			367,498	494,961	171,868
2302. Escrow Losses	(330)	(11,435)	(16,966)	(28,731)				(28,731)	2,632
2303.									
2398. Summary of remaining write-ins for Line 23 from overflow page									
2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)	1,136	39,295	58,301	98,732			367,498	466,230	174,500

(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 Operations		4	5	Totals	
	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
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)		45,487,620	67,384,886	112,872,506		112,872,506	131,307,683
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	359,273			359,273		359,273	164,537
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	959,126			959,126		959,126	618,493
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	1,318,399	45,487,620	67,384,886	114,190,905		114,190,905	132,090,713
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)		2,280,551	566,537	2,847,088		2,847,088	2,588,332
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)	102,405	43,015,528	63,773,088	106,891,021		106,891,021	127,270,107
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	102,405	45,296,079	64,339,625	109,738,109		109,738,109	129,858,439
8. Net operating gain or (loss) (Lines 3 minus 7)	1,215,994	191,541	3,045,261	4,452,796		4,452,796	2,232,274
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) 195,065	351,880
1.1 Bonds exempt from U.S. tax	(a) 930,155	863,724
1.2 Other bonds (unaffiliated)	(a) 47,573	131,778
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b)	
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)	31,062	31,062
2.21 Common stocks of affiliates		
3. Mortgage loans	(c) 4,024	4,024
4. Real estate	(d)	
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 52,021	52,021
7. Derivative instruments	(f)	
8. Other invested assets	36,856	36,856
9. Aggregate write-ins for investment income		
10. Total gross investment income	1,296,756	1,471,345
11. Investment expenses		(g) 367,498
12. Investment taxes, licenses and fees, excluding federal income taxes		(g)
13. Interest expense		(h)
14. Depreciation on real estate and other invested assets		(i)
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		367,498
17. Net investment income (Line 10 minus Line 16)		1,103,847

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)		
1501.		
1502.		
1503.		
1598. Summary of remaining write-ins for Line 15 from overflow page		
1599. Totals (Lines 1501 through 1503) plus 1598 (Line 15, above)		

(a) Includes $ 2,707 accrual of discount less $ 486,340 amortization of premium and less $ 260,382 paid for accrued interest on purchases.
(b) Includes $ 0 accrual of discount less $ 0 amortization of premium and less $ 0 paid for accrued dividends on purchases.
(c) Includes $ 0 accrual of discount less $ 0 amortization of premium and less $ 0 paid for accrued interest on purchases.
(d) Includes $ 0 for company's occupancy of its own buildings; and excludes $ 0 interest on encumbrances.
(e) Includes $ 0 accrual of discount less $ 0 amortization of premium and less $ 0 paid for accrued interest on purchases.
(f) Includes $ 0 accrual of discount less $ 0 amortization of premium.
(g) Includes $ 0 investment expenses and $ 0 investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.
(h) Includes $ 0 interest on surplus notes and $ 0 interest on capital notes.
(i) Includes $ 0 depreciation on real estate and $ 0 depreciation on other invested assets.

EXHIBIT OF CAPITAL GAINS (LOSSES)

	1 Realized Gain (Loss) On Sales or Maturity	2 Other Realized Adjustments	3 Increases (Decreases) by Adjustment	4 Total
1. U.S. Government bonds	102,322			102,322
1.1 Bonds exempt from U.S. tax				
1.2 Other bonds (unaffiliated)	238,365			238,365
1.3 Bonds of affiliates				
2.1 Preferred stocks (unaffiliated)				
2.11 Preferred stocks of affiliates				
2.2 Common stocks (unaffiliated)	462,351		(379,378)	82,973
2.21 Common stocks of affiliates	(1,785)		1,391,582	1,389,797
3. Mortgage loans				
4. Real estate				
5. Contract loans				
6. Cash, cash equivalents and short-term investments				
7. Derivative instruments				
8. Other invested assets				
9. Aggregate write-ins for capital gains (losses)				
10. Total capital gains (losses)	801,253		1,012,204	1,813,457

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 OF NONADMITTED ASSETS

		1 Current Year Total Nonadmitted Assets	2 Prior Year Total Nonadmitted Assets	3 Change in Total Nonadmitted Assets (Col. 2 - Col. 1)
1.	Bonds (Schedule D)			
2.	Stocks (Schedule D):			
	2.1 Preferred stocks			
	2.2 Common stocks			
3.	Mortgage loans on real estate (Schedule B):			
	3.1 First liens	14,587	14,587	
	3.2 Other than first liens	10,165	10,165	
4.	Real estate (Schedule A):			
	4.1 Properties occupied by the company			
	4.2 Properties held for the production of income			
	4.3 Properties held for sale	8,865	8,865	
5.	Cash (Schedule E-Part 1), cash equivalents (Schedule E-Part 2) and short-term investments (Schedule DA)			
6.	Contract loans			
7.	Other invested assets (Schedule BA)	500	4,500	4,000
8.	Receivable for securities			
9.	Aggregate write-ins for invested assets			
10.	Subtotals, cash and invested assets (Lines 1 to 9)	34,117	38,117	4,000
11.	Investment income due and accrued			
12.	Premiums and considerations:			
	12.1 Uncollected premiums and agents' balances in the course of collection		11,851	11,851
	12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
	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			
15.1	Current federal and foreign income tax recoverable and interest thereon			
15.2	Net deferred tax asset			
16.	Guaranty funds receivable or on deposit			
17.	Electronic data processing equipment and software		3,617	3,617
18.	Furniture and equipment, including health care delivery assets	28,889	37,616	8,727
19.	Net adjustment in assets and liabilities due to foreign exchange rates	2,217		(2,217)
20.	Receivable from parent, subsidiaries and affiliates	190,880	57,910	(132,970)
21.	Health care and other amounts receivable			
22.	Other assets nonadmitted			
23.	Aggregate write-ins for other than invested assets	1,480,813	1,851,196	370,383
24.	Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	1,736,916	2,000,307	263,391
25.	From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26.	Total (Lines 24 and 25)	1,736,916	2,000,307	263,391

DETAILS OF WRITE-INS			
0901.			
0902.			
0903.			
0998. Summary of remaining write-ins for Line 09 from overflow page			
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)			
2301. Title Plants	75,003	95,199	20,196
2302. Accounts Receivable & Prepaids	1,405,810	1,755,997	350,187
2303.			
2398. Summary of remaining write-ins for Line 23 from overflow page			
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	1,480,813	1,851,196	370,383

NOTES TO FINANCIAL STATEMENTS

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:

	12/31/2004	12/31/2003
Net Income, Texas Basis	4,405,219	4,089,761
State Prescribed/Permitted Practices (Income):		
Statutory Premium Reserve Recovery, net of tax	336,166	143,397
Net Income, NAIC SAP basis	4,741,385	4,233,158
Statutory Surplus, Texas Basis	35,956,697	37,740,841
State Prescribed/Permitted Practices (Surplus):		
Statutory Premium Reserve	721,306	385,140
Title Plants	75,003	95,199
Statutory Surplus, NAIC SAP Basis	36,753,006	38,221,180

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.

NOTES TO FINANCIAL STATEMENTS

(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.

(12) The Company has not modified its capitalization policy from the prior period.

2. <u>Accounting Changes and Correction of Errors:</u>

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, except where that conflicts to the laws of the State of Texas.

3. <u>Business Combinations and Goodwill:</u>

Non-applicable.

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

Non-applicable.

5. <u>Investments:</u>

A. Mortgage Loans – At December 31, 2003, 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, or upon sale of real estate securing such promissory notes. Interest rates were 8% in 2004 and 2003. The notes were repaid in 2004.

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

NOTES TO FINANCIAL STATEMENTS

9. Income Taxes:

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

		2004	2003
(1)	Total of gross deferred tax assets	1,909,589	1,955,229
(2)	Total of deferred tax liabilities	(504,541)	(641,739)
	Net deferred tax asset	1,405,048	1,313,490
(3)	Deferred tax asset nonadmitted	(864,015)	(807,499)
(4)	Net admitted deferred tax asset	541,033	505,991
(5)	Increase(decrease) in nonadmitted asset	56,516	

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

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

	2004	2003
Federal	1,952,674	1,807,122
Foreign	-	-
Sub-total	1,952,674	1,807,122
Other	-	
Federal income taxes incurred	1,952,674	1,807,122

The main components of the 2004 deferred tax amounts are as follows:

	Statutory	Tax	Difference	Tax Effect
Deferred tax assets:				
Discounting of reserves		4,947,575	(4,947,575)	1,731,651
Reserve Accruals	(52,656)		(52,656)	18,430
Employee Benefits	(386,284)		(386,284)	135,199
Incentive Compensation			-	-
Pension plan			-	-
Unrealized Loss			-	-
Other	(69,454)		(69,454)	24,309
Total deferred tax assets	(508,394)	4,947,575	(5,455,969)	1,909,589
Nonadmitted deferred tax assets			2,468,614	864,015
Admitted deferred tax assets			(2,987,355)	1,045,574
				-
Deferred tax liabilities:				-
Unrealized Gains	526,772		526,772	(184,370)
Amortization/Depreciation		(865,996)	865,996	(303,099)
Other	48,778		48,778	(17,072)
Total deferred tax liabilities	575,550	(865,996)	1,441,546	(504,541)
Net admitted deferred tax asset			(1,545,809)	541,033

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

	2004	2003	Change
Deferred tax assets:			
Discounting of reserves	1,731,651	1,731,368	283
Reserve Accruals	18,430	65,512	(47,082)
Employee Benefits	135,199	113,952	21,247
Incentive Compensation	-	-	-
Pension plan	-	-	-
Unrealized Loss	-	-	-
Other	24,309	44,397	(20,088)
Total deferred tax assets	1,909,589	1,955,230	(45,640)
Nonadmitted deferred tax assets	(864,015)	(807,499)	(56,516)
Admitted deferred tax assets	1,045,574	1,147,731	(102,156)
Deferred tax liabilities:			
Unrealized Gains	(184,370)	(317,153)	132,782
Amortization/Depreciation	(303,099)	(309,439)	6,341
Other	(17,072)	(15,147)	(1,925)
Total deferred tax liabilities	(504,541)	(641,739)	137,198

NOTES TO FINANCIAL STATEMENTS

Net admitted deferred tax asset	541,033	505,992	35,042

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

	Dec. 31, 2004	Jan. 1, 2004	Change
Total deferred tax assets	1,045,574	1,147,731	(102,156)
Total deferred tax liabilities	(504,541)	(641,739)	137,198
Net deferred tax asset	541,033	505,992	35,042

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

	Amount	**Tax Effect**
Income before taxes	6,357,893	2,225,263
Tax exempt income deduction	(742,547)	(250,517)
Dividends received deduction	(12,614)	(947)
Nondeductible goodwill	-	-
Meals & Entertainment	84,204	25,399
Other non deductible adjustments	2,378	1,223
Subtotal after permanent differences	5,689,314	1,991,260
Temporary differences and prior year adjustments	(110,245)	(38,586)
Taxable Income/Current Tax	5,579,069	1,952,674

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. 2004	$1,952,674
b. 2003	$1,807,122
c. 2002	$256,599

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 set forth the manner in which th total combined federal income tax is allocated to each entity that is a party to the consolidation. Pursuant to this agreement, th 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 pay tax a stand alone basis.

10. <u>Information Concerning Parent, Subsidiaries and Affiliates:</u>

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, 2004 and 2003, the Company had a receivable from the parent and/or other related parties totaling $838,014 and $1,908,175 respectively, and a payable to the parent and/or other related parties of $9,624,016 and $5,285,787, 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 with 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.

NOTES TO FINANCIAL STATEMENTS

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 12/31/2004 and 12/31/2003 were

	12/31/2004	12/31/2003
Assets	$15,907,079	$14,121,515
Liabilities	$ 2,578,780	$ 2,381,007
Equity	$13,328,298	$11,740,508

Net income for Alamo Title Company for the periods ending 12/31/2004 and 12/31/2003 was $1,585,915 and $3,980,060 respectively.

J. Impairment write downs – None

11. Debt:

The Company has no debt.

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

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 40% 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 $26,893 and $22,314 were made in 2004 and 2003, 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 2004 and 2003 were $19,649 and $15,432.

Certain Company officers are participants in the 1991, 1993, 1998, 2001 and 2004 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 2004 and 2003 .

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.

NOTES TO FINANCIAL STATEMENTS

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 2005 is $7,191,339. The Company paid dividends totaling $7,500,000 during 2004.

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	$	4,288,638
(2) Non-admitted asset values	$	(1,736,915)
(3) Separate account business	$	-0-
(4) Asset valuation reserve	$	- 0 -
(5) Provision for reinsurance	$	-0-

I. Surplus Notes – None

J. Quasi-reorganization – Non-applicable

14. <u>Contingencies</u>:

A. Contingent Commitments – None

B. Assessments – Non-applicable

C. Gain Contingencies - None

D. All Other Contingencies:

(1) Various lawsuits against the Company have arisen in the course of the Company's business. Contingent liabilities arising from litigation, income taxes and other matters are not considered material in relation to the financial position of the Company.

15. <u>Leases:</u>

The Company is a party to a number of long-term noncancelable operating leases for certain facilities, furniture and equipment which expire from 2005 to 2008. Rental expense for the years 2004 and 2003 was $480,172 and $384,729, respectively. At December 31, 2004, 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:

2005	788,163
2006	212,726
2007	12,938
2008	6,469
2009 and beyond	0
	1,020,296

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

None

17. <u>Sale, Transfer, and Servicing of Financial Assets and Extinguishments of Liabilities:</u>

None

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

NOTES TO FINANCIAL STATEMENTS

Non-applicable

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

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 $263,617 and $265,270 at December 31, 2004 and 2003 respectively, were on deposit with government authorities or trustees as required by law.

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, 2004 and 2003, the Company held approximately $1,924,832 and $1,281,127, 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, 2004, 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 $307,000 from $2,056,000 in 2003 to $2,263,000 in 2004 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. Structured Settlements:

None

28. Supplemental Reserve:

None

SUMMARY INVESTMENT SCHEDULE

Investment Categories	Gross Investment Holdings 1 Amount	2 Percentage	Admitted Assets as Reported in the Annual Statement 3 Amount	4 Percentage
1. Bonds:				
1.1 U.S. treasury securities	386,514	0.577	386,514	0.577
1.2 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	14,696,577	21.950	14,696,577	21.950
1.3 Foreign government (including Canada, excluding mortgage-backed securities)				
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:				
1.41 States, territories and possessions general obligations	12,078,299	18.039	12,078,299	18.039
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations	4,323,682	6.458	4,323,682	6.458
1.43 Revenue and assessment obligations	2,576,510	3.848	2,576,510	3.848
1.44 Industrial development and similar obligations				
1.5 Mortgage-backed securities (includes residential and commercial MBS):				
1.51 Pass-through securities:				
1.511 Issued or guaranteed by GNMA				
1.512 Issued or guaranteed by FNMA and FHLMC	2,097,796	3.133	2,097,796	3.133
1.513 All other				
1.52 CMOs and REMICs:				
1.521 Issued or guaranteed by GNMA, FNMA, FHLMC or VA				
1.522 Issued by non-U.S. Government issuers and collateralized by mortgage-backed securities issued or guaranteed by agencies shown in Line 1.521				
1.523 All other				
2. Other debt and other fixed income securities (excluding short term):				
2.1 Unaffiliated domestic securities (includes credit tenant loans rated by the SVO)	7,427,515	11.093	7,427,515	11.093
2.2 Unaffiliated foreign securities				
2.3 Affiliated securities				
3. Equity interests:				
3.1 Investments in mutual funds				
3.2 Preferred stocks:				
3.21 Affiliated				
3.22 Unaffiliated				
3.3 Publicly traded equity securities (excluding preferred stocks):				
3.31 Affiliated				
3.32 Unaffiliated	3,458,531	5.165	3,458,531	5.165
3.4 Other equity securities:				
3.41 Affiliated	13,538,572	20.220	13,538,572	20.220
3.42 Unaffiliated				
3.5 Other equity interests including tangible personal property under lease:				
3.51 Affiliated				
3.52 Unaffiliated				
4. Mortgage loans:				
4.1 Construction and land development				
4.2 Agricultural				
4.3 Single family residential properties				
4.4 Multifamily residential properties				
4.5 Commercial loans				
4.6 Mezzanine real estate loans				
5. Real 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 acquired in satisfaction of debt)	26,100	0.039	26,100	0.039
6. Policy loans				
7. Receivables for securities	2,299	0.003	2,299	0.003
8. Cash, cash equivalents and short-term investments	4,722,706	7.053	4,722,706	7.054
9. Other invested assets	1,620,500	2.420	1,620,000	2.420
10. Total invested assets	66,955,601	100.000	66,955,101	100.000

GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

GENERAL

1.1 Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer? Yes [X] No [ ]

1.2 If yes, did the reporting entity register and file with its domiciliary State Insurance Commissioner, Director or Superintendent or with such regulatory official of the state of domicile of the principal insurer in the Holding Company System, a registration statement providing disclosure substantially similar to the standards adopted by the National Association of Insurance Commissioners (NAIC) in its Model Insurance Holding Company System Regulatory Act and model regulations pertaining thereto, or is the reporting entity subject to standards and disclosure requirements substantially similar to those required by such Act and regulations? Yes [X] No [ ] N/A [ ]

1.3 State Regulating? Texas

2.1 Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity? 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 reporting entity was made or is being made. 12/31/2002

3.2 State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released. 12/31/2002

3.3 State as of what date the latest financial examination report became available to other states or the public from either the state of domicile or the reporting entity. This is the release date or completion date of the examination report and not the date of the examination (balance sheet date). 06/10/2004

3.4 By what department or departments? Texas Department of Insurance

4.1 During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:

4.11 sales of new business? Yes [ ] No [X]
4.12 renewals? Yes [ ] No [X]

4.2 During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:

4.21 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 consolidation during the period covered by this statement? Yes [ ] No [X]

5.2 If yes, provide the name of the entity, NAIC company code, and state of domicile (use two letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

1 Name of Entity	2 NAIC Company Code	3 State of Domicile

6.1 Has the reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? (You need not report an action either formal or informal, 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 directly or indirectly control 10% or more of the reporting entity? Yes [ ] No [X]

7.2 If yes,

7.21 State the percentage of foreign control 0 %

7.22 State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager or attorney-in-fact).

1 Nationality	2 Type of Entity

GENERAL INTERROGATORIES

8.1 Is the company a subsidiary of a bank holding company regulated by the Federal Reserve Board? Yes [ ] No [X]
8.2 If response to 8.1 is yes, please identify the name of the bank holding company.

8.3 Is the company affiliated with one or more banks, thrifts or securities firms? Yes [ ] No [X]
8.4 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 federal financial regulatory services agency [i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Office of Thrift Supervision (OTS), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC)] and identify the affiliate's primary federal regulator.

1 Affiliate Name	2 Location (City, State)	3 FRB	4 OCC	5 OTS	6 FDIC	7 SEC

9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?
KPMG, LLP
One Independent Drive, Suite 2700 Independent Square, Jacksonville, FL 32202

10. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with a(n) actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification? Milliman USA
1325 Franklin Ave. Suite 555 Garden City, NY 11530

11. FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:

11.1 What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?

11.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located? Yes [ ] No [X]

11.3 Have there been any changes made to any of the trust indentures during the year? Yes [ ] No [X]

11.4 If answer to (11.3) is yes, has the domiciliary or entry state approved the changes? Yes [ ] No [X] N/A [ ]

BOARD OF DIRECTORS

12. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof? Yes [X] No [ ]

13. Does the reporting entity keep a complete permanent record of the proceedings of its board of directors and all subordinate committees thereof? Yes [X] No [ ]

14. Has the reporting entity an established procedure for disclosure to its board of directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees or responsible employees which is in or is likely to conflict with the official duties of such person? Yes [X] No [ ]

FINANCIAL

15.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):

15.11	To directors or other officers	$ 0
15.12	To stockholders not officers	$ 0
15.13	Trustees, supreme or grand (Fraternal only)	$ 0

15.2 Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):

15.21	To directors or other officers	$ 0
15.22	To stockholders not officers	$ 0
15.23	Trustees, supreme or grand (Fraternal only)	$ 0

16.1 Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reported in the statement? Yes [ ] No [X]

16.2 If yes, state the amount thereof at December 31 of the current year:

16.21	Rented from others	$ 0
16.22	Borrowed from others	$ 0
16.23	Leased from others	$ 0
16.24	Other	$ 0

Disclose in Notes to Financial the nature of each obligation.

17.1 Does this statement include payments for assessments as described in the Annual Statement Instructions other than guaranty fund or guaranty association assessments? Yes [ ] No [X]

17.2 If answer is yes:

17.21	Amount paid as losses or risk adjustment	$ 0
17.22	Amount paid as expenses	$ 0
17.23	Other amounts paid	$ 0

GENERAL INTERROGATORIES

INVESTMENT

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

Class	1 Number of Shares Authorized	2 Number of Shares Outstanding	3 Par Value Per Share	4 Redemption Price If Callable	5 Is Dividend Rate Limited?	6 Are Dividends Cumulative?
Preferred	0.00	0.00	0.00	0.00	Yes [ ] No [X]	Yes [ ] No [X]
Common	1,600,000.00	1,241,436.00	2.50	X X X	X X X X X X	X X X X X X

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? Yes [X] 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 entity owned at December 31 of the current year not exclusively under the control of the reporting entity, except as shown on Schedule E - Part 3 - Special Deposits, or has the reporting entity sold or transferred any assets subject to a put option contract that is currently in force? (Exclude securities subject to Interrogatory 16.1). Yes [ ] No [X]

20.2 If yes, state the amount thereof at December 31 of the current year:

20.21	Loaned to others	$ 0
20.22	Subject to repurchase agreements	$ 0
20.23	Subject to reverse repurchase agreements	$ 0
20.24	Subject to dollar repurchase agreements	$ 0
20.25	Subject to reverse dollar repurchase agreements	$ 0
20.26	Pledged as collateral	$ 0
20.27	Placed under option agreements	$ 0
20.28	Letter stock or securities restricted as to sale	$ 0
20.29	Other	$ 0

20.3 For category (20.28) provide the following:

1 Nature of Restriction	2 Description	3 Amount
		0
		0
		0
		0
		0

21.1 Does the reporting entity have any hedging transactions reported 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 [X] N/A [ ]

If no, attach a description with this statement.

22.1 Were any preferred stocks or bonds owned as of December 31 of the current year mandatorily convertible into equity, or, at the option of the issuer, convertible into equity? Yes [ ] No [X]

22.2 If yes, state the amount thereof at December 31 of the current year. $ 0

GENERAL INTERROGATORIES

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

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 Name(s)	2 Location(s)	3 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 Old Custodian	2 New Custodian	3 Date of Change	4 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:

1 Central Registration Depository Number(s)	2 Name	3 Address
Managed in House	Matthew Hartman	601 Riverside Ave, Jacksonville, FL 32204
Managed in House	Sean Casey	601 Riverside Ave, Jacksonville, FL 32204
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 CUSIP#	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
9999999 Total		0

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

1 Name of Mutual Fund (from above table)	2 Name of Significant Holding of the Mutual Fund	3 Amount of Mutual Fund's Book/Adjusted Carrying Value Attributable to the Holding	4 Date of Valuation
		0	
		0	
		0	
		0	
		0	
		0	
		0	
		0	
		0	
		0	

GENERAL INTERROGATORIES

INVESTMENT

25. Provide the following information for all short-term and long-term bonds and all preferred stocks. Do not substitute amortized value or statement value for fair value.

	1 Statement (Admitted) Value	2 Fair Value	3 Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
25.1 Bonds	46,437,411	46,855,317	417,906
25.2 Preferred stocks	0	0	0
25.3 Totals	46,437,411	46,855,317	417,906

25.4 Describe the sources or methods utilized in determining the fair values: Amortize or book values shall not be substituted for fair values.
Fair market values obtained from JJ Kenny Pricing Services and other pricing service organizations.

26.1 Have all the filing requirements of the Purposes and Procedures manual of the NAIC Securitites Valuation Office been followed? Yes [X] No [ ]

26.2 If no, list exceptions:

OTHER

27.1 Amount of payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus, if any? $ 71,105

27.2 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 Name	2 Amount Paid
Texas Land Title Association	$ 45,179
American Land Title Association	$ 25,220
	$ 0
	$ 0
	$ 0

28.1 Amount of payments for legal expenses, if any? $ 15,413

28.2 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 Name	2 Amount Paid
Kralj	$ 11,693
	$ 0
	$ 0
	$ 0
	$ 0

29.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or department of government, if any? $ 0

29.2 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 Name	2 Amount Paid
	$ 0
	$ 0
	$ 0
	$ 0
	$ 0

GENERAL INTERROGATORIES

PART 2-TITLE INTERROGATORIES

1.1 Did any persons while an officer, director, trustee, or employee receive directly or indirectly, during the period covered by this statement, any compensation in addition to his/her regular compensation on account of the reinsurance transactions of the reporting entity? YES [ ] NO [X]

2. Largest net aggregate amount insured in any one risk. $ 18,000,000

3.1 Has this reporting entity reinsured any risk with any other entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk or portion thereof, reinsured? YES [ ] NO [X]

3.2 If yes, give full information

4. If the reporting entity has assumed risk from another entity, there should be charged on account of such reinsurances a reserve equal to that which the original entity would have been required to charge had it retained the risks. Has this been done? YES [X] NO [ ]

5.1 Has this reporting entity guaranteed policies issued by any other entity and now in force? YES [ ] NO [X]

5.2 If yes, give full information

6. Uncompleted building construction loans:

6.1	Amount already loaned	$ 0
6.2	Balance to be advanced	$ 0
6.3	Total amount to be loaned	$ 0

7.1 Does the reporting entity issue bonds secured by certificates of participation in building construction loans prior to the completion of the buildings? YES [ ] NO [X]

7.2 If yes, give total amount of such bonds or certificates of participation issued and outstanding. $ 0

8. What is the aggregate amount of mortgage loans owned by the reporting entity which consist of co-ordinate interest in first liens? $ 0

9.1 Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:

9.11	Bonds	$ 21,311,000
9.12	Short-term investments	$ 0
9.13	Mortgages	$ 0
9.14	Cash	$ 0
9.15	Other admissible invested assets	$ 0
9.16	Total	$ 21,311,000

9.2 List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded from entity assets and liabilities. (These funds are also included in Schedule E - Part 1D Summary and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2.)

9.21	Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of:	$ 1,924,832
	These funds consist of:	
9.22	In cash on deposit	$ 1,924,832
9.23	Other forms of security	$ 0

FIVE-YEAR HISTORICAL DATA

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

	1 2004	2 2003	3 2002	4 2001	5 2000
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)	45,631,103	49,014,020	35,750,224	35,808,486	39,461,351
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)	67,701,809	84,245,770	72,671,055	63,524,536	55,285,931
4. Total	113,332,912	133,259,790	108,421,279	99,333,022	94,747,282
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	112,872,506	131,307,683	107,584,447	98,958,477	94,438,912
6. Escrow and settlement service charges (Part 1A, Line 2)	359,273	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)	959,126	618,493	149,576	237,011	103,111
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	114,190,905	132,090,713	107,734,023	99,195,488	94,542,023
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	4,452,793	2,232,274	787,191	3,617,686	5,226,246
14. Net investment gain or (loss) (Line 11)	1,905,100	3,664,609	347,065	3,288,870	2,419,310
15. Total other income (Line 12)					
16. Federal and foreign income taxes incurred (Line 14)	1,952,674	1,807,122	256,599	2,704,145	2,505,399
17. Net income (Line 15)	4,405,219	4,089,761	877,657	4,202,411	5,140,157
Balance Sheet Items (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 12, Col. 3)	1,411,153	1,714,706	1,187,419	1,769,795	1,399,261
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	72,623,632	69,625,355	67,604,064	63,956,655	59,717,702
20. Known claims reserve (Page 3, Line 1)	2,362,879	2,055,956	1,649,393	2,092,028	2,909,179
21. Statutory premium reserve (Page 3, Line 2)	21,311,000	20,839,626	18,862,763	17,938,622	17,467,739
22. Total liabilities (Page 3, Line 21)	36,666,930	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	3,106,590
24. Surplus as regards policyholders (Page 3, Line 30)	35,956,697	37,740,841	35,220,071	38,175,610	37,035,056
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)	65.1	66.4	68.7	55.1	68.1
26. Stocks (Lines 2.1 & 2.2)	25.4	23.2	18.8	39.3	11.5
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
29. Cash, cash equivalents and short-term investments (Line 5)	7.1	7.4	8.9	1.3	10.4
30. Contract loans (Line 6)			XXX	XXX	XXX
31. Other invested assets (Line 7)	2.4	3.0	3.0	3.0	3.0
32. Receivable for securities (Line 8)					
33. Aggregate write-ins for invested assets (Line 9)			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)	13,538,572	12,148,777	8,371,328	5,022,401	3,806,424
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	1,620,000	1,890,000			
41. Total of above Lines 35 to 40	15,158,572	14,038,777	8,371,328	5,022,401	3,806,424
42. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 41 above divided by Page 3, Line 30, Col. 1 x 100.0)	42.2	37.2	23.8	13.2	10.3

FIVE-YEAR HISTORICAL DATA
(Continued)

	1 2004	2 2003	3 2002	4 2001	5 2000
Capital and Surplus Accounts (Page 4)					
43. Net unrealized capital gains or (losses) (Line 18)	1,012,204	4,904,614	3,396,008	1,459,950	1,373,103
44. Change in nonadmitted assets (Line 21)	263,391	268,663	455,024	(90,787)	(596,639)
45. Dividends to stockholders (Line 28)	(7,500,000)	(7,000,000)	(7,600,000)	(2,500,000)	(2,497,000)
46. Change in surplus as regards policyholders for the year (Line 31)	(1,784,144)	2,520,770	(2,955,538)	1,140,554	3,419,621
Losses Paid and Incurred (Part 2A)					
47. Net payments (Line 5, Col. 4)	2,540,164	2,181,770	2,710,490	1,428,777	1,241,079
48. Losses and allocated LAE incurred (Line 8, Col. 4)	2,847,088	2,588,332	2,267,855	611,626	1,737,382
49. Unallocated LAE incurred (Line 9, Col. 4)					
50. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	2,847,088	2,588,332	2,267,855	611,626	1,737,382
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)	3.2	3.0	3.2	3.7	3.8
52. Amount paid to or retained by title agents (Part 3, Line 2, Col. 4)	84.4	85.7	85.5	86.8	83.6
53. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	6.0	7.6	8.4	7.1	9.0
54. Total (Lines 51 to 53)	93.6	96.4	97.2	97.6	96.4
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
55. Losses and loss adjustment expenses incurred (Line 4)	2.5	2.0	2.1	0.6	1.8
56. Operating expenses incurred (Line 5)	93.6	96.4	97.2	97.6	92.6
57. Aggregate write-ins for other operating deductions (Line 6)					
58. Total operating deductions (Line 7)	96.1	98.3	99.3	98.2	94.5
59. Net operating gain or (loss) (Line 8)	3.9	1.7	0.7	1.8	5.5
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)	2.5	1.9	2.1	0.6	1.8
61. Operating expenses incurred to net premiums written (Page 4, Line 5)	94.3	95.5	96.5	95.5	87.6

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 11	
	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))	26,100
4.	Cost of additions and permanent improvements:	
	4.1 Totals, Part 1, Column 14	
	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 12	
	6.2 Totals, Part 3, Column 8	
7.	Amounts received on sales, Part 3, Column 11 and Part 1, Column 13	
8.	Book/adjusted carrying value at the end of current period	34,965
9.	Total valuation allowance	
10.	Subtotal (Lines 8 plus 9)	34,965
11.	Total nonadmitted amounts	8,865
12.	Statement value, current period (Page 2, real estate lines, Net Admitted Assets Column)	26,100

SCHEDULE B - VERIFICATION BETWEEN YEARS

1.	Book value/recorded investment excluding accrued interest on mortgages owned, December 31 of prior year		96,751
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		72,000
7.	Amortization of premium		
8.	Increase (decrease) by foreign exchange adjustment		
9.	Book value/recorded investment excluding accrued interest on mortgages owned at end of current period		24,751
10.	Total valuation allowance		
11.	Subtotal (Lines 9 plus 10)		24,751
12.	Total nonadmitted amounts		24,751
13.	Statement value of mortgages owned at end of current period (Page 2, mortgage lines, Net Admitted Assets Column)		

SCHEDULE BA - VERIFICATION BETWEEN YEARS

1.	Book/adjusted carrying value of long-term invested assets owned, December 31 of prior year		1,894,500
2.	Cost of acquisitions 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		274,000
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		1,620,500
10.	Total valuation allowance		
11.	Subtotal (Lines 9 plus 10)		1,620,500
12.	Total nonadmitted amounts		500
13.	Statement value of long-term invested assets at end of current period (Page 2, Line 7, Column 3)		1,620,000

SCHEDULE D - SUMMARY BY COUNTRY

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

Description		1 Book/Adjusted Carrying Value	2 Fair Value	3 Actual Cost	4 Par Value of Bonds
BONDS Governments (Including all obligations guaranteed by governments)	1. United States	15,083,091	14,999,056	15,144,742	14,555,000
	2. Canada				
	3. Other Countries				
	4. Totals	15,083,091	14,999,056	15,144,742	14,555,000
States, Territories and Possessions (Direct and guaranteed)	5. United States	12,078,299	12,357,840	12,415,137	11,440,000
	6. Canada				
	7. Other Countries				
	8. Totals	12,078,299	12,357,840	12,415,137	11,440,000
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	9. United States	4,323,682	4,478,140	4,435,586	4,200,000
	10. Canada				
	11. Other Countries				
	12. Totals	4,323,682	4,478,140	4,435,586	4,200,000
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States	4,674,306	4,817,503	4,720,362	4,616,629
	14. Canada				
	15. Other Countries				
	16. Totals	4,674,306	4,817,503	4,720,362	4,616,629
Public Utilities (unaffiliated)	17. United States				
	18. Canada				
	19. Other Countries				
	20. Totals				
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States	7,427,515	7,334,452	7,578,685	7,060,000
	22. Canada				
	23. Other Countries				
	24. Totals	7,427,515	7,334,452	7,578,685	7,060,000
Parent, Subsidiaries and Affiliates	25. Totals				
	26. Total Bonds	43,586,893	43,986,991	44,294,512	41,871,629
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				
	44. Totals				
Banks, Trust and Insurance Companies (unaffiliated)	45. United States				
	46. Canada				
	47. Other Countries				
	48. Totals				
Industrial and Miscellaneous (unaffiliated)	49. United States	3,458,531	3,458,531	2,931,759	
	50. Canada				
	51. Other Countries				
	52. Totals	3,458,531	3,458,531	2,931,759	
Parent, Subsidiaries and Affiliates	53. Totals	13,538,572	13,538,572	1,203,000	
	54. Total Common Stocks	16,997,103	16,997,103	4,134,759	
	55. Total Stocks	16,997,103	16,997,103	4,134,759	
	56. Total Bonds and Stocks	60,583,996	60,984,094	48,429,271	

SCHEDULE D - VERIFICATION BETWEEN YEARS

1.	Book/adjusted carrying value of bonds and stocks, prior year		56,723,610
2.	Cost of bonds and stocks acquired, Column 7, Part 3		73,383,762
3.	Increase (decrease) by adjustment:		
	3.1 Columns 12 + 13 - 14, Part 1	(423,784)	
	3.2 Column 18, Part 2, Section 1		
	3.3 Column 15, Part 2, Section 2	1,010,421	
	3.4 Column 14, Part 4	(58,064)	528,573
4.	Total gain (loss), Column 19, Part 4		801,253
5.	Deduct consideration for bonds and stocks disposed of Column 7, Part 4		70,853,197
6.	Foreign Exchange Adjustment:		
	6.1 Column 15, Part 1		
	6.2 Column 19, Part 2, Section 1		
	6.3 Column 16, Part 2, Section 2		
	6.4 Column 15, Part 4		
7.	Book/adjusted carrying value at end of current period		60,584,001
8.	Total valuation allowance		
9.	Subtotal (Lines 7 plus 8)		60,584,001
10.	Total nonadmitted amounts		
11.	Statement value of bonds and stocks, current period		60,584,001

SCHEDULE D - PART 1A - SECTION 1

Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC 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)
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Class 1	1,539,099	11,089,847	2,454,145			15,083,091	32.480	7,145,521	15.688	15,083,091	
1.2 Class 2											
1.3 Class 3											
1.4 Class 4											
1.5 Class 5											
1.6 Class 6											
1.7 Totals	1,539,099	11,089,847	2,454,145			15,083,091	32.480	7,145,521	15.688	15,083,091	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Class 1											
2.2 Class 2											
2.3 Class 3											
2.4 Class 4											
2.5 Class 5											
2.6 Class 6											
2.7 Totals											
3. States, Territories and Possessions, etc., Guaranteed, Schedules D & DA (Group 3)											
3.1 Class 1		7,563,789	3,114,510	200,000	1,200,000	12,078,299	26.010	22,706,350	49.851	12,078,299	
3.2 Class 2											
3.3 Class 3											
3.4 Class 4											
3.5 Class 5											
3.6 Class 6											
3.7 Totals		7,563,789	3,114,510	200,000	1,200,000	12,078,299	26.010	22,706,350	49.851	12,078,299	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Class 1	1,611,135	2,612,547		100,000		4,323,682	9.311	7,530,906	16.534	4,323,682	
4.2 Class 2											
4.3 Class 3											
4.4 Class 4											
4.5 Class 5											
4.6 Class 6											
4.7 Totals	1,611,135	2,612,547		100,000		4,323,682	9.311	7,530,906	16.534	4,323,682	
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Class 1	902,389	3,082,610	524,157	165,149		4,674,305	10.066	4,654,304	10.218	4,674,306	
5.2 Class 2											
5.3 Class 3											
5.4 Class 4											
5.5 Class 5											
5.6 Class 6											
5.7 Totals	902,389	3,082,610	524,157	165,149		4,674,305	10.066	4,654,304	10.218	4,674,306	

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

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	2,850,518	6,388,144	1,039,372			10,278,034	22.133	3,511,043	7.708	9,282,945	995,088
7.2 Class 2											
7.3 Class 3											
7.4 Class 4											
7.5 Class 5											
7.6 Class 6											
7.7 Totals	2,850,518	6,388,144	1,039,372			10,278,034	22.133	3,511,043	7.708	9,282,945	995,088
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

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)
10. Total Bonds Current Year											
10.1 Class 1	6,903,141	30,736,937	7,132,184	465,149	1,200,000	46,437,411	100.000	X X X	X X X	45,442,323	995,088
10.2 Class 2								X X X	X X X		
10.3 Class 3								X X X	X X X		
10.4 Class 4								X X X	X X X		
10.5 Class 5						(c)		X X X	X X X		
10.6 Class 6						(c)		X X X	X X X		
10.7 Totals	6,903,141	30,736,937	7,132,184	465,149	1,200,000	(b) 46,437,411	100.000	X X X	X X X	45,442,323	995,088
10.8 Line 10.7 as a % of Col. 6	14.865	66.190	15.359	1.002	2.584	100.000	X X X	X X X	X X X	97.857	2.143
11. Total Bonds Prior Year											
11.1 Class 1	4,619,920	15,936,944	13,000,481	4,240,779	7,750,000	X X X	X X X	45,548,124	100.000	45,548,124	
11.2 Class 2						X X X	X X X				
11.3 Class 3						X X X	X X X				
11.4 Class 4						X X X	X X X				
11.5 Class 5						X X X	X X X	(c)			
11.6 Class 6						X X X	X X X	(c)			
11.7 Totals	4,619,920	15,936,944	13,000,481	4,240,779	7,750,000	X X X	X X X	(b) 45,548,124	100.000	45,548,124	
11.8 Line 11.7 as a % of Col. 8	10.143	34.989	28.542	9.311	17.015	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Class 1	6,903,142	29,741,849	7,132,184	465,149	1,200,000	45,442,324	97.857	45,548,124	100.000	45,442,324	X X X
12.2 Class 2											X X X
12.3 Class 3											X X X
12.4 Class 4											X X X
12.5 Class 5											X X X
12.6 Class 6											X X X
12.7 Totals	6,903,142	29,741,849	7,132,184	465,149	1,200,000	45,442,324	97.857	45,548,124	100.000	45,442,324	X X X
12.8 Line 12.7 as a % of Col. 6	15.191	65.450	15.695	1.024	2.641	100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	14.865	64.047	15.359	1.002	2.584	97.857	X X X	X X X	X X X	97.857	X X X
13. Total Privately Placed Bonds											
13.1 Class 1		995,088				995,088	2.143			X X X	995,088
13.2 Class 2										X X X	
13.3 Class 3										X X X	
13.4 Class 4										X X X	
13.5 Class 5										X X X	
13.6 Class 6										X X X	
13.7 Totals		995,088				995,088	2.143			X X X	995,088
13.8 Line 13.7 as a % of Col. 6		100.000				100.000	X X X	X X X	X X X	X X X	100.000
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10		2.143				2.143	X X X	X X X	X X X	X X X	2.143

(a) Includes $ 995,088 freely tradable under SEC Rule 144 or qualified 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 by the Securities Valuation Office (SVO) at the date of the statement. "Z*" means the SVO could not evaluate the obligation because valuation procedures 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 insurer's certification that the issuer is current in all principal and interest payments. "6*" means the NAIC designation was assigned by the SVO due to inadequate certification of principal and interest payments.

SCHEDULE D - PART 1A - SECTION 2

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

Distribution by Type	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
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Issuer Obligations	1,539,099	11,089,847	2,454,145			15,083,091	32.480	2,693,082	5.913	15,083,091	
1.2 Single Class Mortgage-Backed/Asset-Backed Securities								4,452,439	9.775		
1.7 Totals	1,539,099	11,089,847	2,454,145			15,083,091	32.480	7,145,521	15.688	15,083,091	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Issuer Obligations											
2.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
2.3 Defined											
2.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
2.5 Defined											
2.6 Other											
2.7 Totals											
3. States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 3)											
3.1 Issuer Obligations		7,563,789	3,114,510	200,000	1,200,000	12,078,299	26.010	22,706,350	49.851	12,078,299	
3.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
3.3 Defined											
3.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
3.5 Defined											
3.6 Other											
3.7 Totals		7,563,789	3,114,510	200,000	1,200,000	12,078,299	26.010	22,706,350	49.851	12,078,299	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Issuer Obligations	1,611,135	2,612,547		100,000		4,323,682	9.311	7,530,906	16.534	4,323,682	
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											
4.7 Totals	1,611,135	2,612,547		100,000		4,323,682	9.311	7,530,906	16.534	4,323,682	
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Issuer Obligations	505,071	2,071,439				2,576,510	5.548	4,654,304	10.218	2,576,510	
5.2 Single Class Mortgage-Backed/Asset-Backed Securities	397,318	1,011,171	524,157	165,149		2,097,795	4.517			2,097,796	
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											
5.7 Totals	902,389	3,082,610	524,157	165,149		4,674,305	10.066	4,654,304	10.218	4,674,306	

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

Distribution by Type	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
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
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											
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
7.1 Issuer Obligations	2,850,518	6,388,144	1,039,372			10,278,034	22.133	3,511,043	7.708	9,282,945	995,088
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	2,850,518	6,388,144	1,039,372			10,278,034	22.133	3,511,043	7.708	9,282,945	995,088
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Issuer Obligations											
8.7 Totals											
9. 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

Distribution by Type	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
10. Total Bonds Current Year											
10.1 Issuer Obligations	6,505,823	29,725,766	6,608,027	300,000	1,200,000	44,339,616	95.483	X X X	X X X	43,344,527	995,088
10.2 Single Class Mortgage-Backed/Asset-Backed Securities	397,318	1,011,171	524,157	165,149		2,097,795	4.517	X X X	X X X	2,097,796	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
10.3 Defined								X X X	X X X		
10.4 Other								X X X	X X X		
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
10.5 Defined								X X X	X X X		
10.6 Other								X X X	X X X		
10.7 Totals	6,903,141	30,736,937	7,132,184	465,149	1,200,000	46,437,411	100.000	X X X	X X X	45,442,323	995,088
10.8 Line 10.7 as a % of Col. 6	14.865	66.190	15.359	1.002	2.584	100.000	X X X	X X X	X X X	97.857	2.143
11. Total Bonds Prior Year											
11.1 Issuer Obligations	3,643,108	14,051,964	11,850,614	3,800,000	7,750,000	X X X	X X X	41,095,686	90.225	41,095,685	
11.2 Single Class Mortgage-Backed/Asset-Backed Securities	976,812	1,884,981	1,149,867	440,779		X X X	X X X	4,452,439	9.775	4,452,439	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
11.3 Defined						X X X	X X X				
11.4 Other						X X X	X X X				
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
11.5 Defined						X X X	X X X				
11.6 Other						X X X	X X X				
11.7 Totals	4,619,920	15,936,945	13,000,481	4,240,779	7,750,000	X X X	X X X	45,548,125	100.000	45,548,124	
11.8 Line 11.7 as a % of Col. 8	10.143	34.989	28.542	9.311	17.015	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Issuer Obligations	6,505,824	28,730,678	6,608,027	300,000	1,200,000	43,344,529	93.340	41,095,685	90.225	43,344,529	X X X
12.2 Single Class Mortgage-Backed/Asset-Backed Securities	397,318	1,011,171	524,157	165,149		2,097,795	4.517	4,452,439	9.775	2,097,795	X X X
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
12.3 Defined											X X X
12.4 Other											X X X
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
12.5 Defined											X X X
12.6 Other											X X X
12.7 Totals	6,903,142	29,741,849	7,132,184	465,149	1,200,000	45,442,324	97.857	45,548,124	100.000	45,442,324	X X X
12.8 Line 12.7 as a % of Col. 6	15.191	65.450	15.695	1.024	2.641	100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	14.865	64.047	15.359	1.002	2.584	97.857	X X X	X X X	X X X	97.857	X X X
13. Total Privately Placed Bonds											
13.1 Issuer Obligations		995,088				995,088	2.143			X X X	995,088
13.2 Single Class Mortgage-Backed/Asset-Backed Securities										X X X	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
13.3 Defined										X X X	
13.4 Other										X X X	
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
13.5 Defined										X X X	
13.6 Other										X X X	
13.7 Totals		995,088				995,088	2.143			X X X	995,088
13.8 Line 13.7 as a % of Col. 6		100.000				100.000	X X X	X X X	X X X	X X X	100.000
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10		2.143				2.143	X X X	X X X	X X X	X X X	2.143

SCHEDULE DA - PART 2

Verification of SHORT-TERM INVESTMENTS Between Years

	1 Total	2 Bonds	3 Mortgage Loans	4 Other Short-term Investment Assets (a)	5 Investments in Parent, Subsidiaries and Affiliates
1. Book/adjusted carrying value, December 31 of prior year	3,511,043	3,511,043			
2. Cost of short-term investments acquired	66,127,953	66,127,953			
3. Increase (decrease) by adjustment					
4. Increase (decrease) by foreign exchange adjustment					
5. Total profit (loss) on disposal of short-term investments					
6. Consideration received on disposal of short-term investments	66,788,478	66,788,478			
7. Book/adjusted carrying value, current year	2,850,518	2,850,518			
8. Total valuation allowance					
9. Subtotal (Lines 7 plus 8)	2,850,518	2,850,518			
10. Total nonadmitted amounts					
11. Statement value (Lines 9 minus 10)	2,850,518	2,850,518			
12. Income collected during year	46,115	46,115			
13. Income earned during year	46,115	46,115			

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

NONE Schedule DB - Part A and B Verification

NONE Schedule DB - Part C, D and E Verification

NONE Schedule DB - Part F - Section 1

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 Depository	2 Rate of Interest	3 Balance
OPEN DEPOSITORIES FEDERALLY INSURED DEPOSITORIES		
Compass Bank San Antonio TX		1,620,439
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository	X X X	
0199999 Total Federally Insured Depositories	X X X	1,620,439
NON-FEDERALLY INSURED DEPOSITORIES		
Compass Bank San Antonio TX		245,446
0299999 Total Non-Federally Insured Depositories	X X X	245,446
0399999 Total Open Depositories - Dec. 31st	X X X	1,865,885
SUSPENDED DEPOSITORIES		
0499999 Total Suspended Depositories - Dec. 31st	X X X	
0599999 Grand Total - All Depositories - Dec. 31st	X X X	1,865,885

1.	Totals: Last day of January	879,400
2.	February	1,963,797
3.	March	1,041,909
4.	April	1,639,579
5.	May	1,074,796
6.	June	1,681,241
7.	July	1,231,764
8.	August	1,526,470
9.	September	1,838,605
10.	October	4,128,891
11.	November	2,963,335
12.	December	1,865,885

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

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which 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 Depository	2 Rate of Interest	3 Interest Received During Year	4 Interest Earned During Year	5 Balance
OPEN DEPOSITORIES FEDERALLY INSURED DEPOSITORIES				
0199998 Deposits in (2) depositories which do not exceed the allowable limit in any one depository	X X X			58,947
0199999 Total Federally Insured Depositories	X X X			58,947
NON-FEDERALLY INSURED DEPOSITORIES				
0299999 Total Non-Federally Insured Depositories	X X X			
0399999 Total Open Depositories - Dec. 31st	X X X			58,947
SUSPENDED DEPOSITORIES				
0499999 Total Suspended Depositories - Dec. 31st	X X X			
0599999 Grand Totals - All Depositories - Dec. 31st	X X X			58,947

1.	Totals: Last day of January	
2.	February	
3.	March	
4.	April	174,234
5.	May	149,083
6.	June	149,149
7.	July	149,227
8.	August	174,197
9.	September	174,279
10.	October	149,444
11.	November	18,938
12.	December	58,947

SCHEDULE E - PART 1C - REINSURANCE RESERVE FUNDS

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which deposits of reinsurance reserve funds 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. Exclude balances represented by negotiable instruments.

1 Depository	2 Rate of Interest	3 Interest Received During Year	4 Interest Earned During Year	5 Balance
OPEN DEPOSITORIES				
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository-open depositories	X X X			
0199999 Total Open Depositories - Dec. 31st	X X X			
SUSPENDED DEPOSITORIES				
0299998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository-suspended depositories	X X X			
0299999 Total Suspended Depositories - Dec. 31st	X X X			
0399999 Grand Totals - All Depositories - Dec. 31st.	X X X			

NONE

1. Totals: Last day of January	
2. February	
3. March	
4. April	
5. May	
6. June	
7. July	
8. August	
9. September	
10. October	
11. November	
12. December	

SCHEDULE E - PART 1D - SUMMARY

Segregated Funds Held for Others			
Type	1 Non-Interest Earning	2 Interest Earning	3 Total (Cols. 1 + 2)
1. Open depositories	1,865,885	58,947	1,924,832
2. Suspended depositories			
3. Total segregated cash funds held for others (General Interrogatories-Part 2, Line 9.22)	1,865,885	58,947	1,924,832
4. Other forms of security held for others (General Interrogatories-Part 2, Line 9.23)			
5. Total all segregated funds held for others (General Interrogatories-Part 2, Line 9.21)	1,865,885	58,947	1,924,832

Company Funds on Hand and on Deposit	
General Funds	
6. Open depositories	1,872,188
7. Suspended depositories	
8. Total general funds	1,872,188
Reinsurance Reserve Funds	
9. Open depositories	
10. Suspended depositories	
11. Total reinsurance reserve funds	
Total Company Funds	
12. Open depositories	1,872,188
13. Suspended depositories	
14. Total company funds on deposit (Lines 8 & 11)	1,872,188
15. Company funds on hand	
16. Total company funds on hand and on deposit	1,872,188

SCHEDULE E - PART 1E - SUMMARY OF INTEREST EARNED

Interest Earned On	1 Interest Earned by Company	2 Average Monthly Balance of Non-Earning Deposits	3 Average Monthly Balance of Earning Deposits
Segregated Funds Held for Others			
17. Open depositories		1,919,431	99,792
18. Suspended depositories			
19. Total segregated funds held for others		1,919,431	99,792
Company Funds on Deposit			
20. Open depositories	5,907		1,254,410
21. Suspended depositories			
22. Total company funds on deposit	5,907		1,254,410
Total All Funds on Deposit			
23. Open depositories	5,907	1,919,431	1,354,202
24. Suspended depositories			
25. Total all funds on deposit	5,907	1,919,431	1,354,202

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 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 Schedule E - 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)

1 Federal ID Number	2 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	10 Funds Held By or Deposited With Reinsured Companies	11 Letters of Credit Posted	12 Amount of Assets Pledged or Compensating Balances to Secure Letters of Credit
36-2468956	50229	Chicago Title Insurance Comapny	Kansas City Missouri	77,885	19						
86-0417131	51586	Fidelity National Title Insurance Company	Santa Barbara California	123,759	22						
13-1286310	51071	Fidelity National Title Insurance Company of New York	New York New York	28,500	5						
0299999		Total Affiliates - U.S. Non-Pool		230,144	46						
0499999		Total Affiliates		230,144	46						
9999999		TOTALS		230,144	46						

SCHEDULE F - PART 2

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

1	2	3	4	5	6	7	8	9	Reinsurance 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	11 Other Amounts Due to Reinsurers	Net Amount Recoverable From Reinsurers (Cols. 8 + 9 - 10 - 11)	Funds Held By Company Under Reinsurance Treaties
36-2468956	50229	Chicago Title Insurance Company	Kansas City Missouri		17,681	3						
0299999		Total Authorized - Affiliates - U.S. Non-Pool			17,681	3						
0499999		Total Authorized - Affiliates			17,681	3						
AA-3194139	00000	Axis Specialty Limited	Bermuda			6						
AA-3190463	00000	IPCRe Limited	Bermuda			3						
AA-3190757	00000	XL Re Ltd	Bermuda			2						
AA-1128488	00000	Lloyd's Syndicate AGM-Ace	London			1						
AA-1126570	00000	Lloyd's Syndicate ATR-Atrium	London			1						
AA-1126623	00000	Lloyd's Syndicate AFB-Beazley	London			4						
AA-1128623	00000	Lloyd's Syndicate AFB-Beazley	London			5						
AA-1128987	00000	Lloyd's Syndicate BRT-Brit	London			1						
AA-1126190	00000	Lloyd's Syndicate FRW-Liberty	London			4						
AA-1126435	00000	Lloyd's Syndicate FDY-Faraday	London			1						
AA-1126033	00000	Lloyd's Syndicate HIS-Hiscox	London			2						
AA-1126727	00000	Lloyd's Syndicate SAM-Meacock	London			1						
AA-1126958	00000	Lloyd's Syndicate GSC-Christensen	London			2						
0899999		Total Authorized - Other Non-U.S. Insurers				33						
0999999		Total Authorized			17,681	36						
9999999		Totals			17,681	36						

SCHEDULE F - PART 3

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

1 Federal ID Number	2 NAIC Com-pany Code	3 Name of Reinsurer	4 Domiciliary Jurisdiction	5 Reinsurance Recoverable all Items Schedule F	6 Funds Held By Company Under Reinsurance Treaties	7 Letters of Credit	8 Ceded Balances Payable	9 Miscellaneous Balances	10 Other Allowed Offset Items	11 Sum of Cols. 6 thru 10 but not in excess of Col. 5	12 Subtotal Col. 5 minus Col. 11	13 Recoverable Paid Losses & LAE Expenses Over 90 Days past Due not in Dispute	14 20% of Amount in Col. 13	15 Smaller of Col. 11 or Col. 14	16 Smaller of Col. 11 or 20% of Amount in Dispute Included in Col. 5	17 Total Provision for Unauthorized Reinsurance Smaller of Col. 5 or Cols. 12 + 15 + 16

NONE

1. Amounts in dispute totaling $ 0 are included in Column 5.
2. Amounts in dispute totaling $ 0 are excluded from Column 13.
3. Column 5 excludes $ 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 Covering Period		5	6	7	8	9	10
		3	4						
Permanent Identification Number	Form of Ownership	From	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	Wholly	01/01/1880	12/31/2004	03/01/1993	77,321	77,321	Cost		
4	Wholly	01/01/1837	12/31/2004	12/31/1991	107,700	107,700	Cost		
5	Wholly	01/01/1838	12/31/2004	05/01/1990	622,118	622,119	Cost		
7	Wholly	01/01/1838	12/31/2004	03/01/1993	344,154	344,154	Cost		
8	Wholly	01/01/1838	12/31/2004	08/26/1997	108,650	33,000	Depreciated Cost		10,200
9	Wholly	01/01/1838	12/31/2004	08/29/1997	108,650	53,353	Depreciated Cost		20,196
10	Wholly	01/01/1949	12/31/2004	01/01/1998	147,760	147,760	Cost		
11	Wholly	01/01/1949	12/31/2004	11/01/1999	21,650	21,650	Cost		
12	Wholly	01/01/1843	12/31/2004	12/17/2003	135,000	135,000	Cost		
9999999 Totals					1,673,003	1,542,057	X X X		30,396

(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

1	2	Title Plant Covering Period		5	6	7	8	9	10	11
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	Title Plant Not 100% Owned (Does Company Participate in Maintenance Cost? Yes or No)

NONE

SCHEDULE H - PART 3

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

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering Period 3 From	4 To	5 Date Sold	6 Name of Purchaser	7 Cost to Company	8 Increase by Adjustment in Book Value During Year	9 Decrease by Adjustment in Book Value During Year	10 Book Value at Date of Sale	11 Consideration	12 Profit and (Losses) on Sale
					NONE						

SCHEDULE H - Verification Between Years

1. Book value, December 31, prior year	1,572,451
2. 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	
4. Totals	1,572,451
5. Decrease by adjustment in book value:	
5.1 Totals, Part 1, Col. 10	30,396
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	1,542,055

SCHEDULE H - PART 4

Showing Total Title Assets Held Directly or by Subsidiaries

Type of Title Plant Ownership	1 Title Plant Value Current Year	2 Title Plant Value Prior Year
1. Direct investment in title plant assets	1,542,055	1,572,452
2. Title plant assets held by subsidiaries (proportionate to ownership)	259,282	259,282
3. Total (Line 1 plus Line 2)	1,801,337	1,831,734

SCHEDULE P - PART 1 - SUMMARY

($000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income 2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss and Allocated Loss Adjustment Expenses Payments: Loss Payments 7 Direct	8 Assumed	9 Ceded	Allocated LAE Payments 10 Direct	11 Assumed	12 Ceded
1. Prior	X X X	374,280	3,928		372	377,836	7,739			1,276		
2. 1995		65,986	31		59	65,958	759			721		
3. 1996	8,320	76,838	23		23	76,838	475			475		
4. 1997	8,641	82,873	46		65	82,854	677			261		
5. 1998	13,489	116,773	31		56	116,748	1,174			798		
6. 1999	14,496	103,548	49	82	46	103,633	817			320		
7. 2000	12,756	94,747	83	103	2	94,931	1,029			172		
8. 2001	13,483	99,333	96	237		99,666	1,680			272		
9. 2002	15,363	108,421	94	150	7	108,658	844			316		
10. 2003	20,161	133,260	34	783	10	134,067	816			39		
11. 2004	16,935	113,333	46	1,319	35	114,663	365			11		
12. Totals	X X X	1,369,392	4,461	2,674	675	1,375,852	16,375			4,661		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11 -9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid: Known Claim Reserves 17 Direct	18 Assumed	19 Ceded	IBNR Reserves 20 Direct	21 Assumed	22 Ceded	23 Unallocated Loss Expense Unpaid
1. Prior	46		9,015	1,741	165			429			
2. 1995	39		1,480	217	88			80			
3. 1996	78		950	200	42			142			
4. 1997	45		938	205	27			202			
5. 1998	82		1,972	341	83			293			
6. 1999	148		1,137	348	157			314			
7. 2000	66		1,201	283	403			336			
8. 2001	103		1,952	256	275			473			
9. 2002	87		1,160	286	214			788			
10. 2003	31		855	177	496			1,133			
11. 2004			376	56	413			1,830			
12. Total	725		21,036	4,110	2,363			6,020			

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19 -22+23)	25 Number of Claims Out-standing (Direct)	Losses and Allocated Loss Expenses Incurred: 26 Direct (Cols. 7+10+ 17 +20)	27 Assumed (Cols. 8 +11+18 +21)	28 Ceded (Cols. 9 +12+19 +22)	29 Net	Loss and LAE Ratio: 30 Direct Basis ([Cols. 14+ 23+26/ [Cols. 2+4])	31 Net Basis ([Cols. 14+23 +29]/Col.6)	32 Net Loss & LAE Per $1000 Of Coverage ([Cols. 29+14 +23]/Col. 1)	33 Discount For Time Value of Money	34 Inter-company Pooling Partic-ipation Percentage	35 Net Reserves After Discount (Cols. 24-33)
1. Prior	594	20	9,609			9,609	0.026	0.025	X X X			594
2. 1995	168	7	1,648			1,648	0.025	0.025				168
3. 1996	184	8	1,134			1,134	0.015	0.015	0.136			184
4. 1997	229	5	1,167			1,167	0.014	0.014	0.135			229
5. 1998	376	21	2,348			2,348	0.020	0.020	0.174			376
6. 1999	471	22	1,608			1,608	0.016	0.016	0.111			471
7. 2000	739	29	1,940			1,940	0.020	0.020	0.152			739
8. 2001	748	33	2,700			2,700	0.027	0.027	0.200			748
9. 2002	1,002	49	2,162			2,162	0.020	0.020	0.141			1,002
10. 2003	1,629	60	2,484			2,484	0.019	0.019	0.123			1,629
11. 2004	2,243	28	2,619			2,619	0.023	0.023	0.155			2,243
12. Total	8,383	282	29,419			29,419	X X X	X X X	X X X		X X X	8,383

SCHEDULE P - PART 1A - POLICIES WRITTEN DIRECTLY

($000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income: 2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss and Allocated Loss Adjustment Expenses Payments - Loss Payments: 7 Direct	8 Assumed	9 Ceded	Allocated LAE Payments: 10 Direct	11 Assumed	12 Ceded
1. Prior	X X X											
2. 1995												
3. 1996												
4. 1997												
5. 1998						NONE						
6. 1999												
7. 2000												
8. 2001												
9. 2002												
10. 2003												
11. 2004												
12. Totals	X X X											

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11 -9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid - Known Claim Reserves: 17 Direct	18 Assumed	19 Ceded	IBNR Reserves: 20 Direct	21 Assumed	22 Ceded	23 Unallocated Loss Expense Unpaid
1. Prior											
2. 1995											
3. 1996											
4. 1997											
5. 1998						NONE					
6. 1999											
7. 2000											
8. 2001											
9. 2002											
10. 2003											
11. 2004											
12. Total											

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19 -22+23)	25 Number of Claims Out-standing (Direct)	Losses and Allocated Loss Expenses Incurred: 26 Direct (Cols. 7+10+ 17 +20)	27 Assumed (Cols. 8 +11+18 +21)	28 Ceded (Cols. 9+12 +19+22)	29 Net	Loss and LAE Ratio: 30 Direct Basis ([Cols. 14+ 23+26]/ [Cols. 2+4])	31 Net Basis ([Cols. 14+23 +29]/Col.6)	32 Net Loss & LAE Per $1000 Of Coverage ([Cols.29+14 +23]/Col. 1)	33 Discount For Time Value of Money	34 Inter-company Pooling Partic-ipation Percentage	35 Net Reserves After Discount (Cols. 24-33)
1. Prior									X X X			
2. 1995												
3. 1996												
4. 1997						NONE						
5. 1998												
6. 1999												
7. 2000												
8. 2001												
9. 2002												
10. 2003												
11. 2004												
12. Total							X X X	X X X	X X X		X X X	

SCHEDULE P - PART 1B - POLICIES WRITTEN THROUGH AGENTS

($000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income: 2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss and Allocated Loss Adjustment Expenses Payments — Loss Payments: 7 Direct	8 Assumed	9 Ceded	Allocated LAE Payments: 10 Direct	11 Assumed	12 Ceded
1. Prior	X X X	374,280	3,928		372	377,836	7,739			1,276		
2. 1995		65,986	31		59	65,958	759			721		
3. 1996	8,320	76,838	23		23	76,838	475			475		
4. 1997	8,641	82,873	46		65	82,854	677			261		
5. 1998	13,489	116,773	31		56	116,748	1,174			798		
6. 1999	14,496	103,548	49	82	46	103,633	817			320		
7. 2000	12,756	94,747	83	103	2	94,931	1,029			172		
8. 2001	13,483	99,333	96	237		99,666	1,680			272		
9. 2002	15,363	108,421	94	150	7	108,658	844			316		
10. 2003	20,161	133,260	34	783	10	134,067	816			39		
11. 2004	16,935	113,333	46	1,319	35	114,663	365			11		
12. Totals	X X X	1,369,392	4,461	2,674	675	1,375,852	16,375			4,661		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11 -9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid — Known Claim Reserves: 17 Direct	18 Assumed	19 Ceded	IBNR Reserves: 20 Direct	21 Assumed	22 Ceded	23 Unallocated Loss Expense Unpaid
1. Prior	46		9,015	1,741	165			429			
2. 1995	39		1,480	217	88			80			
3. 1996	78		950	200	42			142			
4. 1997	45		938	205	27			202			
5. 1998	82		1,972	341	83			293			
6. 1999	148		1,137	348	157			314			
7. 2000	66		1,201	283	403			336			
8. 2001	103		1,952	256	275			473			
9. 2002	87		1,160	286	214			788			
10. 2003	31		855	177	496			1,133			
11. 2004			376	56	413			1,830			
12. Total	725		21,036	4,110	2,363			6,020			

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19- 22+23)	25 Number of Claims Out- standing (Direct)	Losses and Allocated Loss Expenses Incurred: 26 Direct (Cols. 7+10 +17 +20)	27 Assumed (Cols. 8 +11+18 +21)	28 Ceded (Cols. 9+12 +19+22)	29 Net	Loss and LAE Ratio: 30 Direct Basis ([Cols. 14+ 23+26]/ [Cols. 2+4])	31 Net Basis ([Cols. 14 +23+29]/ Col.6)	32 Net Loss & LAE Per $1000 Of Coverage ([Cols. 29 +14+23]/ Col. 1)	33 Discount For Time Value of Money	34 Inter- company Pooling Partic- ipation Percentage	35 Net Reserves After Discount (Cols. 24-33)
1. Prior	594	20	9,609			9,609	0.026	0.025	X X X			594
2. 1995	168	7	1,648			1,648	0.025	0.025				168
3. 1996	184	8	1,134			1,134	0.015	0.015	0.136			184
4. 1997	229	5	1,167			1,167	0.014	0.014	0.135			229
5. 1998	376	21	2,348			2,348	0.020	0.020	0.174			376
6. 1999	471	22	1,608			1,608	0.016	0.016	0.111			471
7. 2000	739	29	1,940			1,940	0.020	0.020	0.152			739
8. 2001	748	33	2,700			2,700	0.027	0.027	0.200			748
9. 2002	1,002	49	2,162			2,162	0.020	0.020	0.141			1,002
10. 2003	1,629	60	2,484			2,484	0.019	0.019	0.123			1,629
11. 2004	2,243	28	2,619			2,619	0.023	0.023	0.155			2,243
12. Total	8,383	282	29,419			29,419	X X X	X X X	X X X		X X X	8,383

SCHEDULE P-PART 2
POLICY YEAR INCURRED LOSS AND ALAE

Years in Which Policies Were Written	Incurred Losses and Allocated Expenses at Year End ($000 omitted) Including Known Claims and IBNR on Unreported Claims									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	1,185	1,352	1,378	1,294	1,550	1,751	1,706	1,686	1,712	1,781
2. 1985	616	636	669	601	581	580	583	606	606	600
3. 1986	828	865	868	755	827	828	828	857	864	853
4. 1987	845	689	670	530	542	533	563	560	561	553
5. 1988	1,100	848	842	1,023	1,002	983	975	1,010	1,013	1,002
6. 1989	881	548	525	395	429	414	419	473	475	457
7. 1990	485	488	479	548	512	483	455	507	505	491
8. 1991	1,421	1,542	733	786	1,140	943	1,040	915	908	909
9. 1992	988	782	779	897	824	790	751	739	714	716
10. 1993	919	961	978	1,218	1,019	811	669	714	737	787
11. 1994	2,650	1,054	1,091	1,876	2,059	1,619	1,328	1,447	1,497	1,461
12. 1995	1,564	1,034	1,083	2,159	1,803	1,595	1,338	1,353	1,569	1,646
13. 1996	X X X	1,118	1,272	2,687	2,532	1,741	1,325	1,146	1,205	1,134
14. 1997	X X X	X X X	1,408	2,965	2,748	2,175	1,513	1,207	1,228	1,168
15. 1998	X X X	X X X	X X X	3,852	4,177	3,610	2,876	2,375	2,442	2,348
16. 1999	X X X	X X X	X X X	X X X	4,272	3,497	2,298	1,785	1,790	1,608
17. 2000	X X X	X X X	X X X	X X X	X X X	3,914	2,327	2,292	2,097	1,941
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	2,724	2,961	2,882	2,700
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,471	2,549	2,162
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,525	2,484
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,618

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

Years in Which Policies Were Written	Cumulative Paid Losses and Allocated Expenses at Year End ($000 omitted)										11	12
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
1. Prior	1,100	1,105	1,164	1,249	1,395	1,450	1,536	1,579	1,605	1,683	139	311
2. 1985	523	533	554	569	581	581	583	583	583	584	43	47
3. 1986	724	741	751	752	752	828	828	830	831	831	49	71
4. 1987	507	522	530	530	531	533	533	533	533	533	48	100
5. 1988	466	540	651	974	974	975	975	975	975	975	65	68
6. 1989	392	393	395	395	395	414	419	419	419	419	48	41
7. 1990	325	349	359	448	449	455	455	455	455	455	39	35
8. 1991	1,152	1,257	524	602	626	642	836	845	845	862	55	59
9. 1992	437	463	500	517	545	597	605	611	638	641	64	85
10. 1993	339	393	529	564	565	574	587	593	601	699	69	96
11. 1994	339	364	484	799	1,056	1,069	1,094	1,273	1,333	1,333	86	106
12. 1995	83	210	388	688	788	843	981	1,095	1,349	1,478	70	140
13. 1996	X X X	50	298	613	764	784	833	860	944	950	60	132
14. 1997	X X X	X X X	149	387	468	562	807	865	897	939	78	122
15. 1998	X X X	X X X	X X X	97	363	1,150	1,377	1,687	1,904	1,972	71	249
16. 1999	X X X	X X X	X X X	X X X	64	457	714	820	1,061	1,137	69	257
17. 2000	X X X	X X X	X X X	X X X	X X X	38	239	978	1,062	1,202	51	203
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	166	1,139	1,514	1,952	85	138
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	173	789	1,160	68	169
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	158	855	54	63
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	376	15	13

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

Years in Which Policies Were Written	Case Basis Losses and Allocated Expenses Reserves at Year End ($000 omitted)									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	37	73	36	45	155	300	170	76	73	75
2. 1985	18	9	46	32						
3. 1986	31	16	8	3	75					
4. 1987	27	58	11		11		30			
5. 1988	107	198	226	1	3	3				
6. 1989	1	16	1		2					
7. 1990	32	15	80	2	6	5		2	3	3
8. 1991	169	53	48	116	302	287	84		6	1
9. 1992	35	46	20	42	19	115	106	111		40
10. 1993	156	112	202	132	129	195	6	6	80	6
11. 1994	233	116	165	153	129	58	89	26	43	40
12. 1995	85	168	228	372	336	299	325	120	89	88
13. 1996	XXX	124	334	71	93	89	91	51	27	42
14. 1997	XXX	XXX	150	90	158	353	77	10	3	27
15. 1998	XXX	XXX	XXX	194	681	397	351	154	88	83
16. 1999	XXX	XXX	XXX	XXX	315	641	346	236	284	157
17. 2000	XXX	XXX	XXX	XXX	XXX	167	244	91	97	403
18. 2001	XXX	XXX	XXX	XXX	XXX	XXX	173	446	683	275
19. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	319	475	214
20. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	106	496
21. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	413

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

Years in Which Policies Were Written	Bulk Reserves on Known Claims at Year End ($000 omitted) Loss and Allocated Loss Expense									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior										
2. 1985										
3. 1986										
4. 1987										
5. 1988										
6. 1989										
7. 1990										
8. 1991										
9. 1992										
10. 1993										
11. 1994										
12. 1995										
13. 1996	XXX									
14. 1997	XXX	XXX								
15. 1998	XXX	XXX	XXX							
16. 1999	XXX	XXX	XXX	XXX						
17. 2000	XXX	XXX	XXX	XXX	XXX					
18. 2001	XXX	XXX	XXX	XXX	XXX	XXX				
19. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX			
20. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX		
21. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	

NONE

SCHEDULE P-PART 2D
POLICY YEAR IBNR RESERVES

Years in Which Policies Were Written	IBNR Reserves on Unreported Claims at Year End ($000 omitted) Loss and Allocated Loss Expense									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	47	169	178					30	34	23
2. 1985	75	94	69					23	23	16
3. 1986	73	108	109					27	33	22
4. 1987	311	109	129					27	28	20
5. 1988	527	110	(35)	48	25	6		36	38	27
6. 1989	488	139	129		32			54	56	38
7. 1990	128	124	40	98	57	22		50	47	33
8. 1991	100	232	161	68	212	13	120	70	57	46
9. 1992	516	273	259	338	260	78	40	16	76	35
10. 1993	425	456	247	522	325	43	76	115	56	82
11. 1994	2,078	574	442	924	874	492	145	148	121	88
12. 1995	1,395	656	467	1,099	679	453	31	137	131	80
13. 1996	X X X	944	640	2,003	1,675	868	402	235	234	142
14. 1997	X X X	X X X	1,109	2,488	2,122	1,260	628	332	328	202
15. 1998	X X X	X X X	X X X	3,562	3,134	2,063	1,148	533	450	293
16. 1999	X X X	X X X	X X X	X X X	3,893	2,399	1,238	729	445	314
17. 2000	X X X	X X X	X X X	X X X	X X X	3,709	1,844	1,223	938	336
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	2,385	1,376	685	473
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,979	1,285	788
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,261	1,133
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,829

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

Years in Which Claims Were First Reported	Losses and Allocated Expenses at Year End ($000 omitted) Incurred Loss and ALAE on Known Claims and Bulk Reserves on Known Claims									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	6,442	6,480	5,810	5,857	6,165	6,178	6,156	5,999	5,999	5,999
2. 1995	925	724	684	677	753	739	739	744	744	744
3. 1996	XXX	776	821	845	945	974	1,014	969	972	972
4. 1997	XXX	XXX	1,062	1,789	1,946	2,002	2,055	2,030	2,034	2,094
5. 1998	XXX	XXX	XXX	1,357	1,501	1,697	1,615	1,432	1,522	1,599
6. 1999	XXX	XXX	XXX	XXX	1,486	1,811	1,863	1,836	2,030	2,029
7. 2000	XXX	XXX	XXX	XXX	XXX	1,557	1,008	1,046	1,042	1,059
8. 2001	XXX	XXX	XXX	XXX	XXX	XXX	1,265	2,075	2,170	2,186
9. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,833	2,212	2,135
10. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,829	1,645
11. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	2,937

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

Years in Which Claims Were First Reported	Cumulative Paid Losses and Allocated Expenses at Year End ($000 omitted)										11	12
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
1. Prior	6,033	6,198	5,580	5,785	5,833	5,857	6,049	5,950	5,950	5,950	481	624
2. 1995	403	509	591	669	667	728	730	744	744	744	79	90
3. 1996	XXX	265	603	818	856	898	944	951	972	972	83	121
4. 1997	XXX	XXX	589	1,484	1,788	1,864	1,942	1,980	2,012	2,090	105	171
5. 1998	XXX	XXX	XXX	514	809	1,091	1,208	1,309	1,431	1,513	69	121
6. 1999	XXX	XXX	XXX	XXX	450	1,229	1,489	1,654	1,885	1,974	60	192
7. 2000	XXX	XXX	XXX	XXX	XXX	384	711	833	1,009	1,029	88	240
8. 2001	XXX	XXX	XXX	XXX	XXX	XXX	594	1,818	1,954	2,049	68	278
9. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,076	1,604	2,085	94	227
10. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	937	1,293	123	263
11. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,337	76	175

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

Years in Which Claims Were First Reported	Case Basis Losses and Allocated Expenses Reserves at Year End ($000 omitted)									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	408	283	229	71	331	322	112	49	49	49
2. 1995	522	215	93	8	87	12	9	18		
3. 1996	XXX	511	218	27	89	75	71	50		
4. 1997	XXX	XXX	1,013	304	158	138	114	122	22	4
5. 1998	XXX	XXX	XXX	842	712	608	411	182	91	86
6. 1999	XXX	XXX	XXX	XXX	1,036	581	381	214	145	55
7. 2000	XXX	XXX	XXX	XXX	XXX	1,173	307	257	33	30
8. 2001	XXX	XXX	XXX	XXX	XXX	XXX	687	757	216	137
9. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX		608	50
10. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	892	352
11. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,600

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

Years in Which Claims Were First Reported	Bulk Reserves on Known Claims at Year End ($000 omitted) Loss and Allocated Loss Expense									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior										
2. 1995										
3. 1996	XXX									
4. 1997	XXX	XXX								
5. 1998	XXX	XXX	XXX							
6. 1999	XXX	XXX	XXX	XXX						
7. 2000	XXX	XXX	XXX	XXX	XXX					
8. 2001	XXX	XXX	XXX	XXX	XXX	XXX				
9. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX			
10. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX		
11. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	

NONE

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 reported in Schedule P defined in conformance with the above definition? Yes [X] No [ ]

1.2 If not, describe the types of losses reported.

1.3 If the types or basis of reporting has changed over time, please explain the nature of such changes.

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 [ ]

2.2 If not, describe the basis of reporting.

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 [ ]

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 element not providing for an estimation of ultimate liability? Yes [ ] No [X]

5.2 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.

7.1 Are allocated loss adjustment expenses recorded in accordance with the instructions? Yes [X] No [ ]

7.2 If not, please explain which items are not in conformity.

7.3 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.

9. Indicate the basis of determining claim counts:

9.1 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 [ ] No [X]

9.3 If the definition of claim count has changed over time, please explain the nature of such changes.

10.1 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]

10.2 If so, please explain.

11.1 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]

11.2 If so, please explain.

12.1 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]

12.2 If so, please explain.

13.1 Were any estimates or allocations used to complete this data request? Yes [X] No [ ]

13.2 If so, please explain the nature of the estimate or allocation, the assumptions made and the data used to support your assumptions. Allocation used to distribute consolidated ULAE to individual Insurers and to split IBNR between agent and direct office.

14. 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

States, Etc.		1	2	Direct Premiums Written			6	7	8	9	10
				3	Agency Operations						
					4	5					
		Is Insurer Licensed ? (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									
2. Alaska	AK	NO									
3. Arizona	AZ	NO						(75)			
4. Arkansas	AR	NO									
5. California	CA	NO									
6. Colorado	CO	NO									
7. Connecticut	CT	NO									
8. Delaware	DE	NO									
9. Dist. Columbia	DC	NO									
10. Florida	FL	NO									
11. Georgia	GA	NO									
12. Hawaii	HI	NO									
13. Idaho	ID	NO						1,925			
14. Illinois	IL	NO									
15. Indiana	IN	NO									
16. Iowa	IA	NO									
17. Kansas	KS	NO									
18. Kentucky	KY	NO									
19. Louisiana	LA	NO									
20. Maine	ME	NO									
21. Maryland	MD	NO									
22. Massachusetts	MA	NO						3,063			
23. Michigan	MI	NO									
24. Minnesota	MN	NO									
25. Mississippi	MS	NO									
26. Missouri	MO	NO									
27. Montana	MT	NO									
28. Nebraska	NE	NO									
29. Nevada	NV	NO									
30. New Hampshire	NH	NO									
31. New Jersey	NJ	NO									
32. New Mexico	NM	YES	AI					19,828	49,650	58,984	88,463
33. New York	NY	NO						8,488			
34. No. Carolina	NC	NO									
35. No. Dakota	ND	NO									
36. Ohio	OH	NO									
37. Oklahoma	OK	NO						2,888			
38. Oregon	OR	NO									
39. Pennsylvania	PA	NO									
40. Rhode Island	RI	NO									
41. So. Carolina	SC	NO									
42. So. Dakota	SD	NO									
43. Tennessee	TN	NO									
44. Texas	TX	YES	AI		45,631,103	67,701,809	1,318,399	112,834,726	2,490,514	2,788,105	2,274,417
45. Utah	UT	NO									
46. Vermont	VT	NO									
47. Virginia	VA	NO						1,663			
48. Washington	WA	NO									
49. West Virginia	WV	NO									
50. Wisconsin	WI	NO									
51. Wyoming	WY	NO									
52. American Samoa	AS	NO									
53. Guam	GU	NO									
54. Puerto Rico	PR	NO									
55. U.S. Virgin Is.	VI	NO									
56. Canada	CN	NO									
57. Aggregate Other Alien	OT	X X X									
58. Totals		(a) 2	X X X		45,631,103	67,701,809	1,318,399	112,872,506	2,540,164	2,847,089	2,362,880

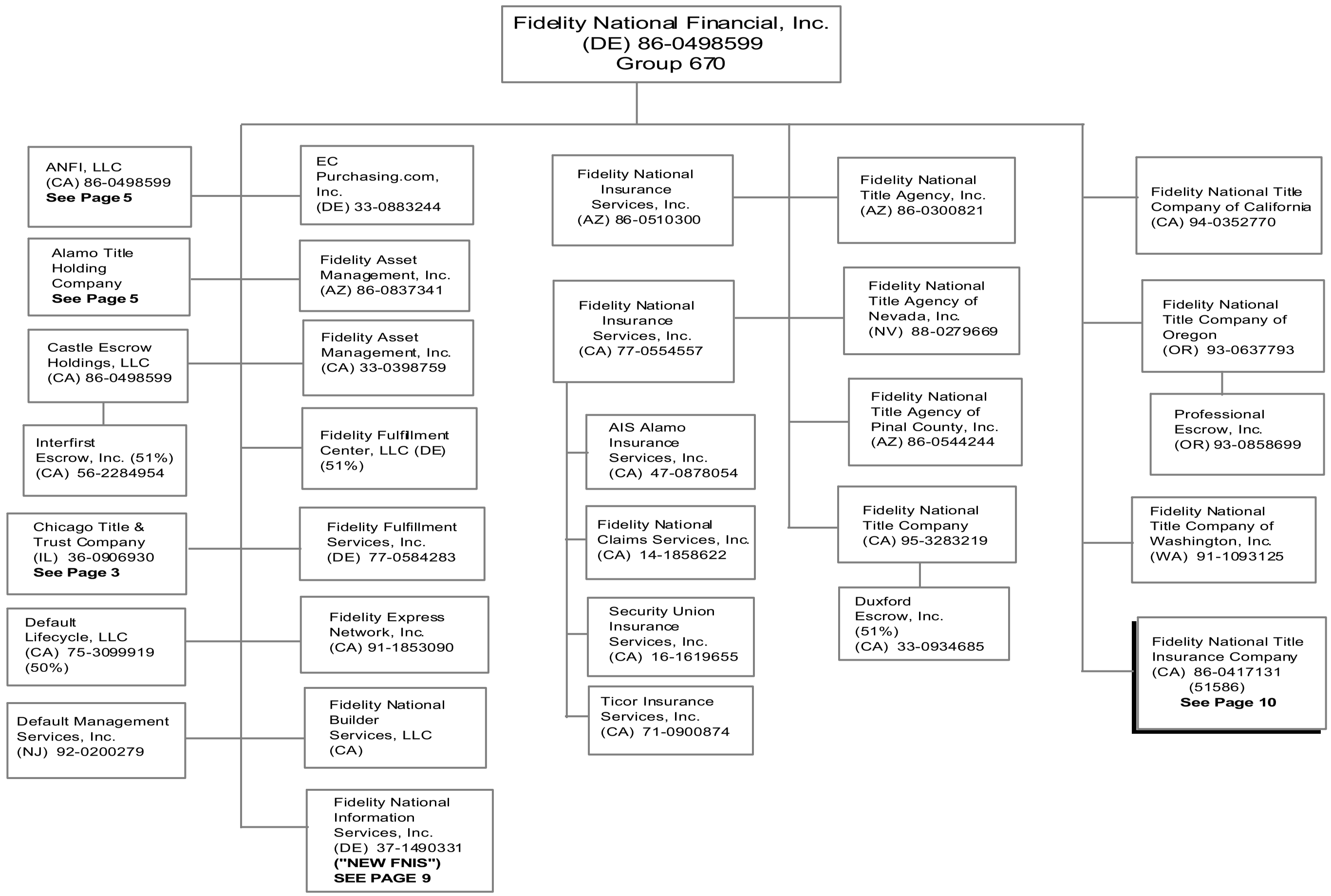
DETAILS OF WRITE-INS										
5701.	X X X									
5702.	X X X									
5703.	X X X									
5798. Summary of remaining write-ins for Line 57 from overflow page	X X X									
5799. Totals (Lines 5701 through 5703 plus 5798) (Line 57 above)	X X X									

(a) Insert the number of yes responses except for Canada and Other Alien.

(b) Insert "AI" if gross all-inclusive rate; "R" if gross risk rate; "O" if other and indicate rate type utilized:

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



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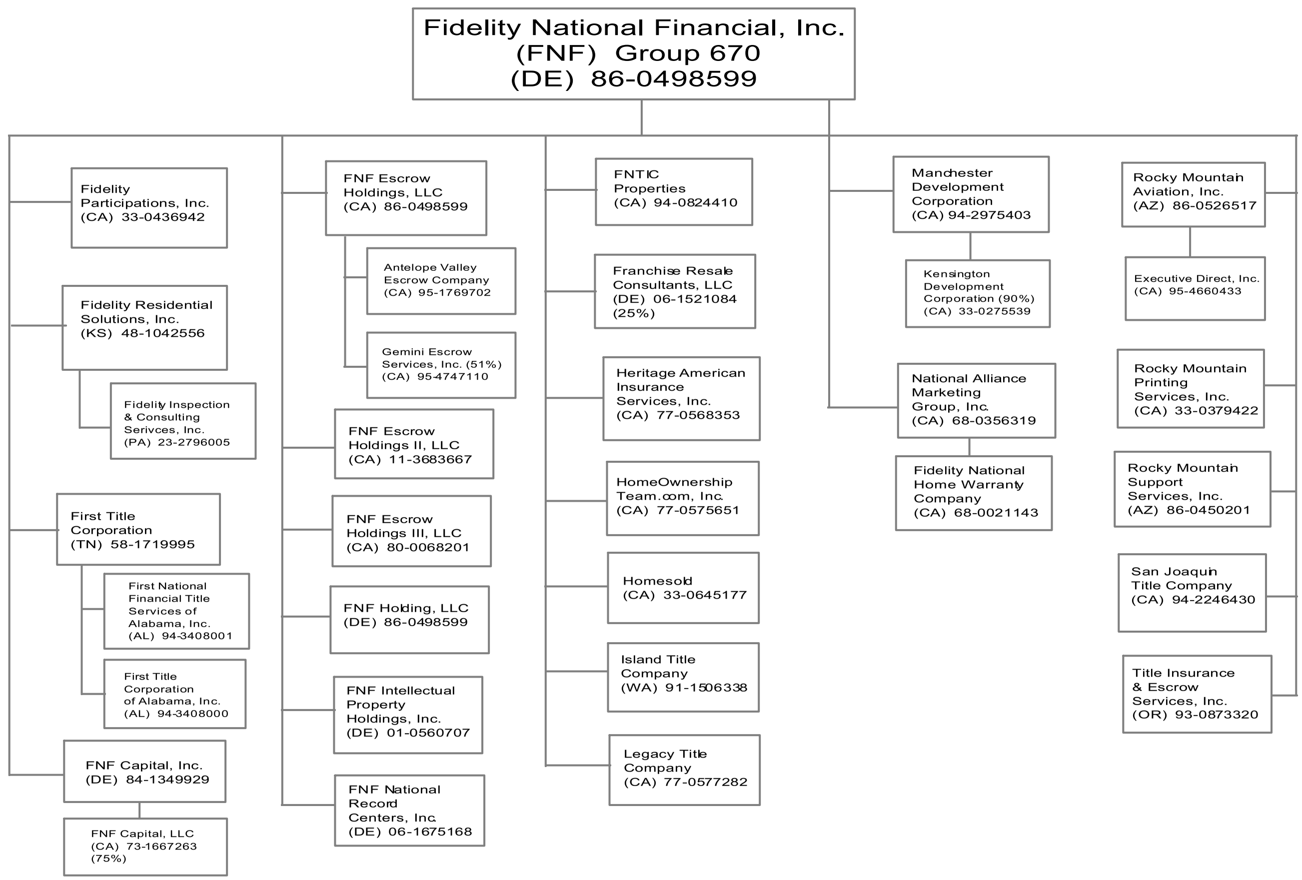
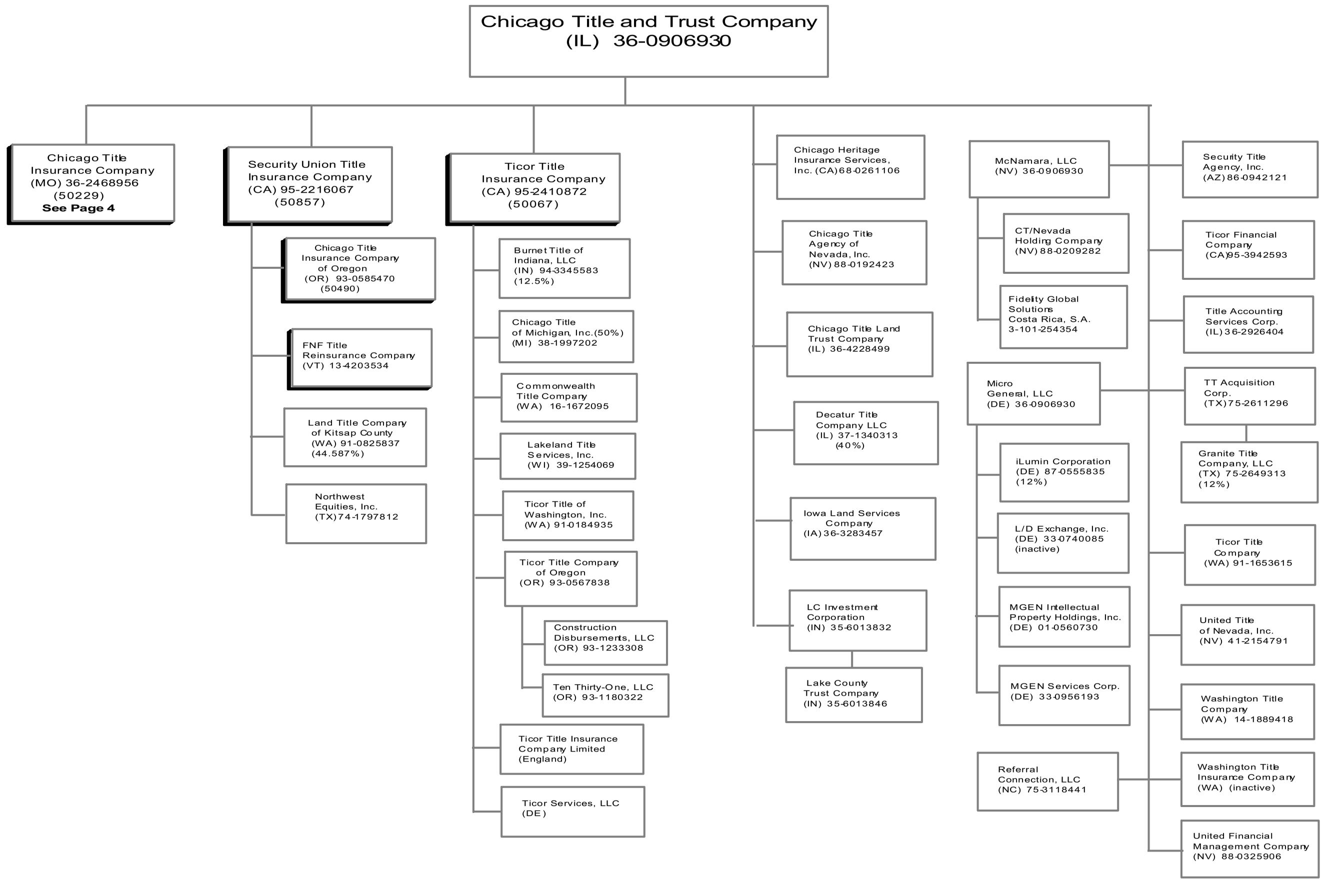
PART 1 - ORGANIZATIONAL CHART



Annual Statement for the year 2004 of the Alamo Title Insurance

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



Annual Statement for the year 2004 of the Alamo Title Insurance

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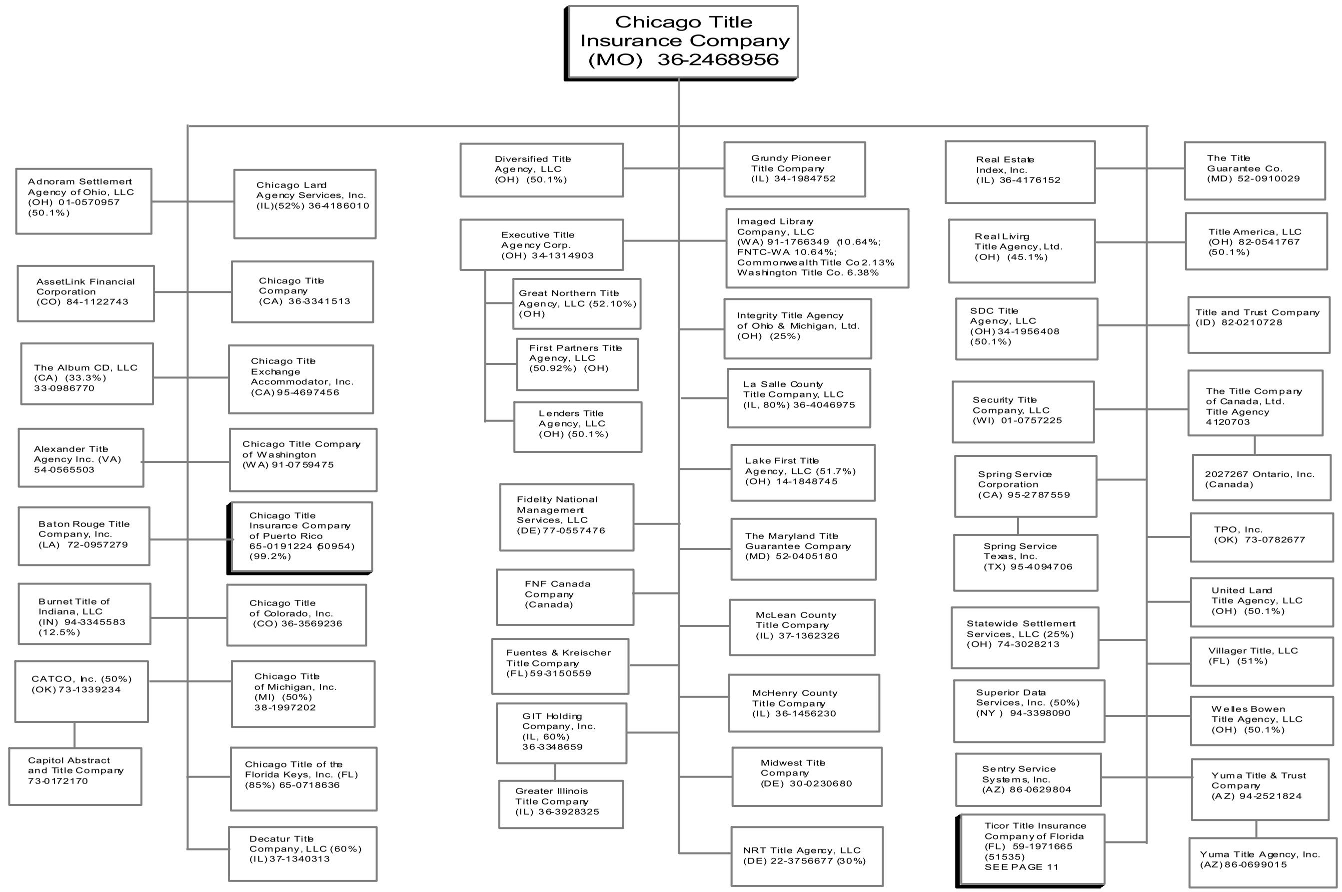

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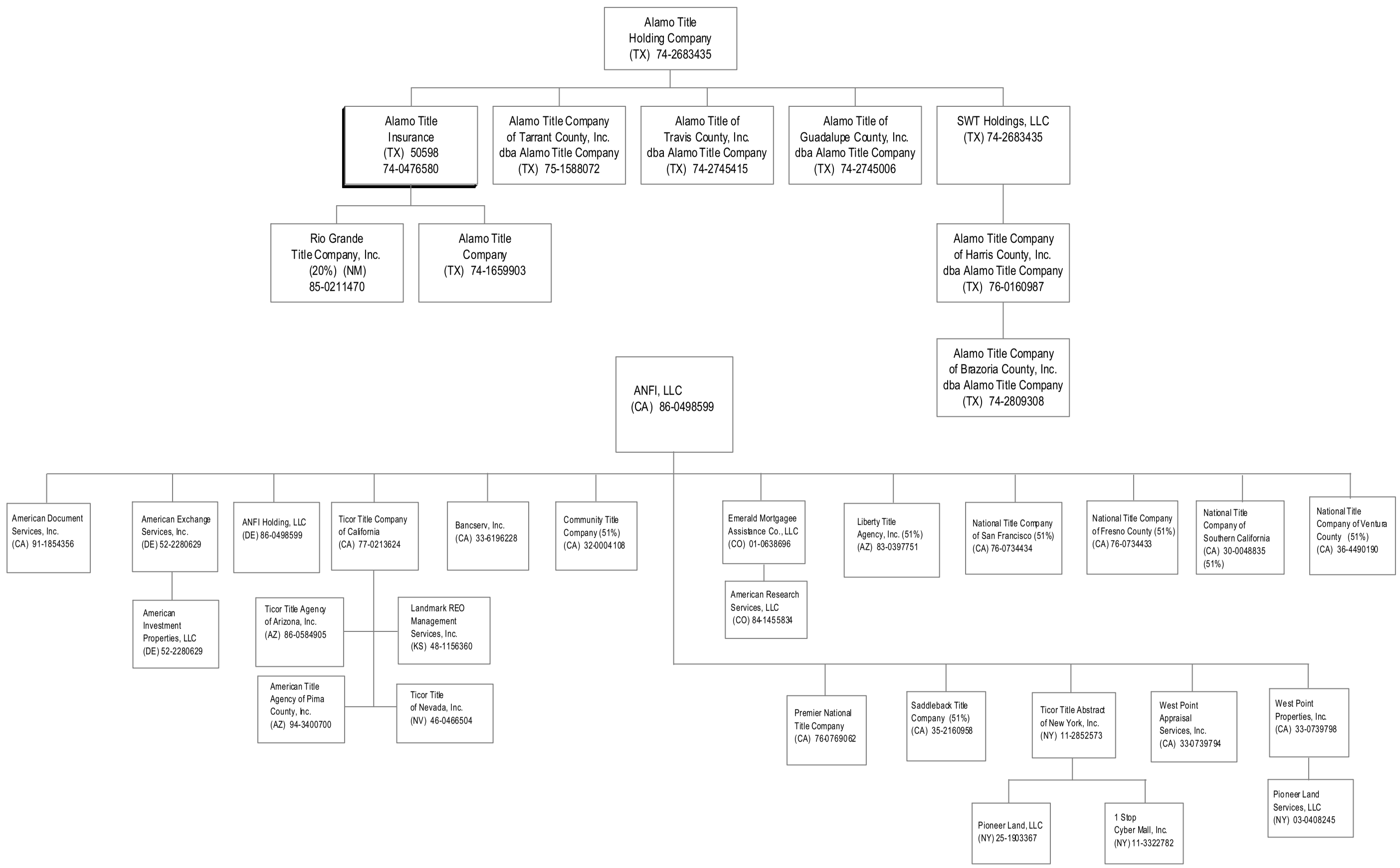
PART 1 - ORGANIZATIONAL CHART



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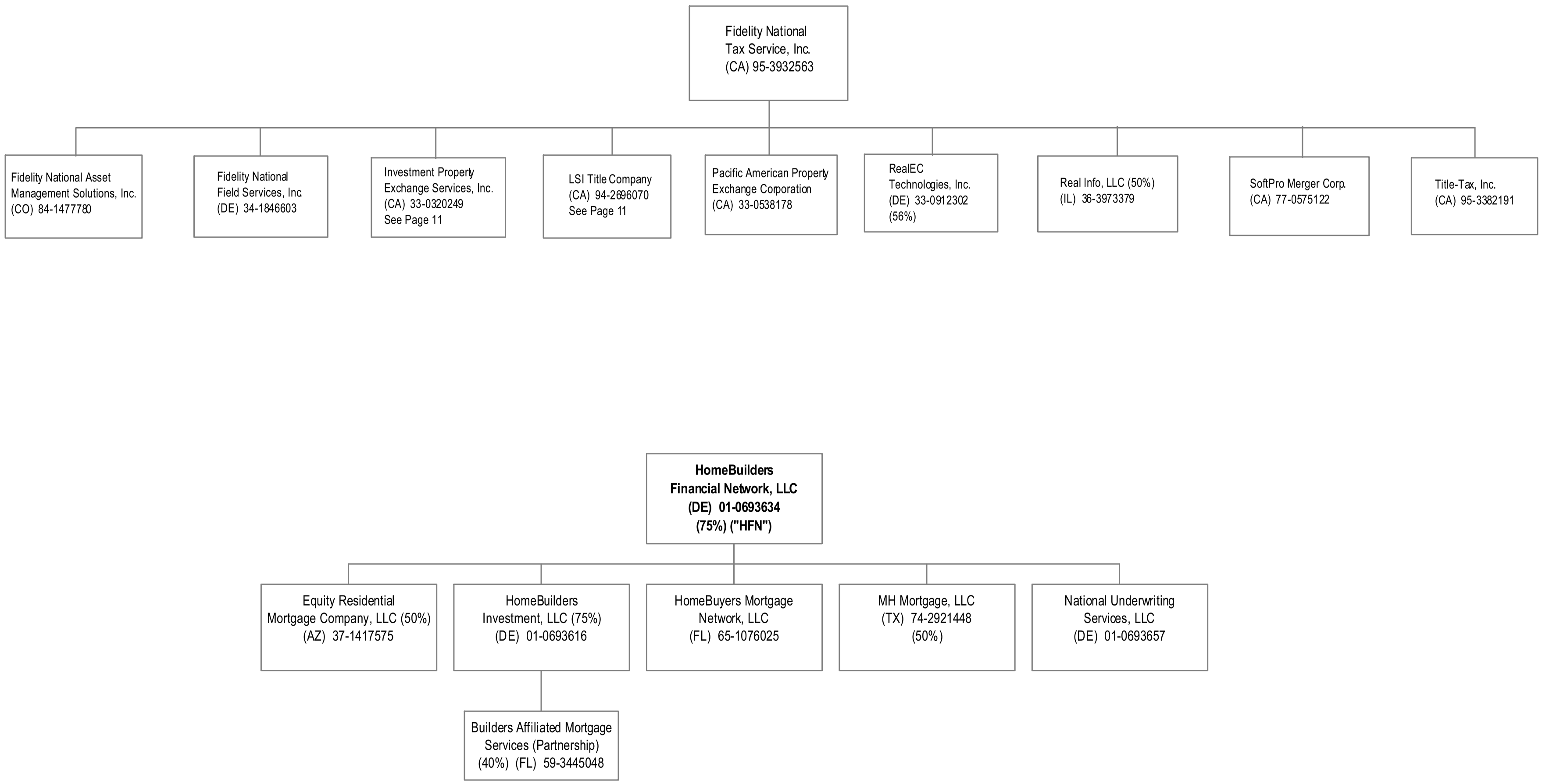

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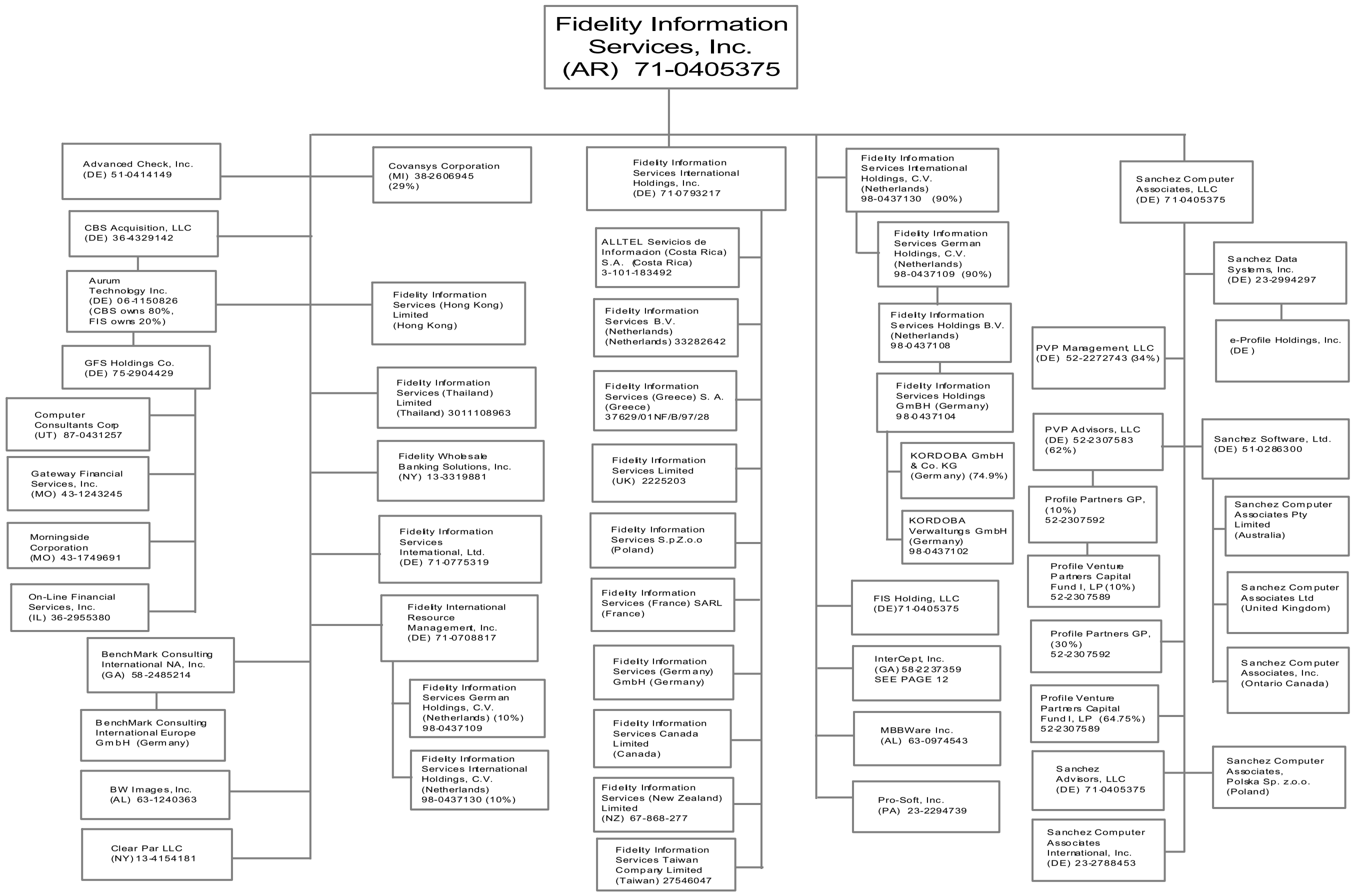

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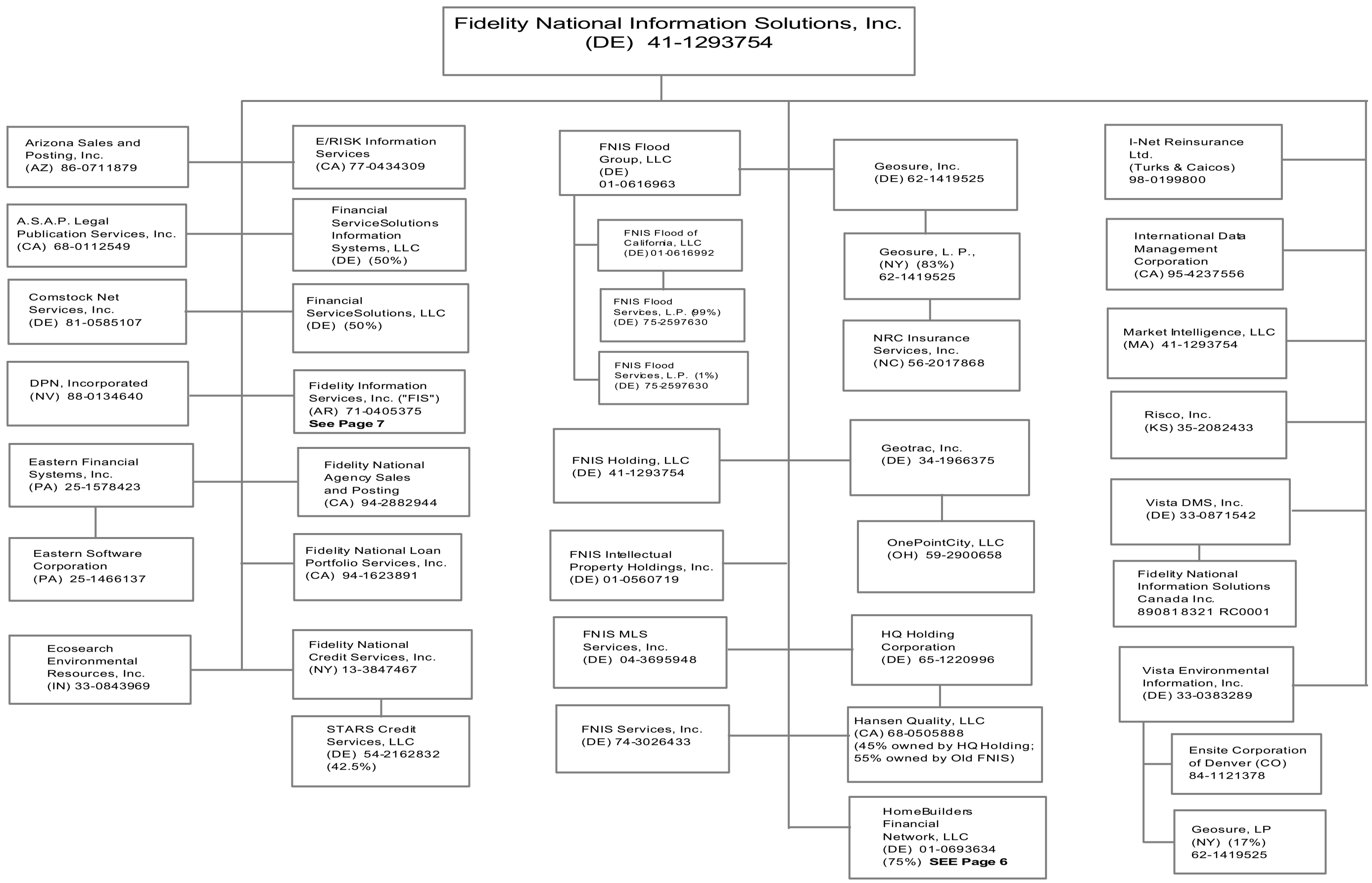

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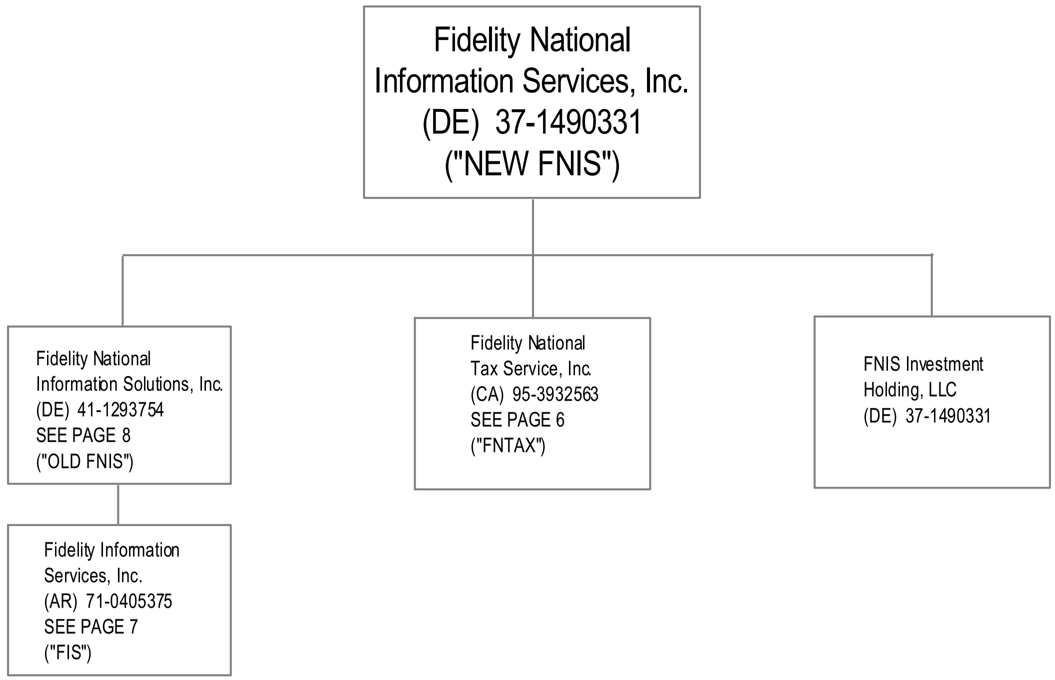
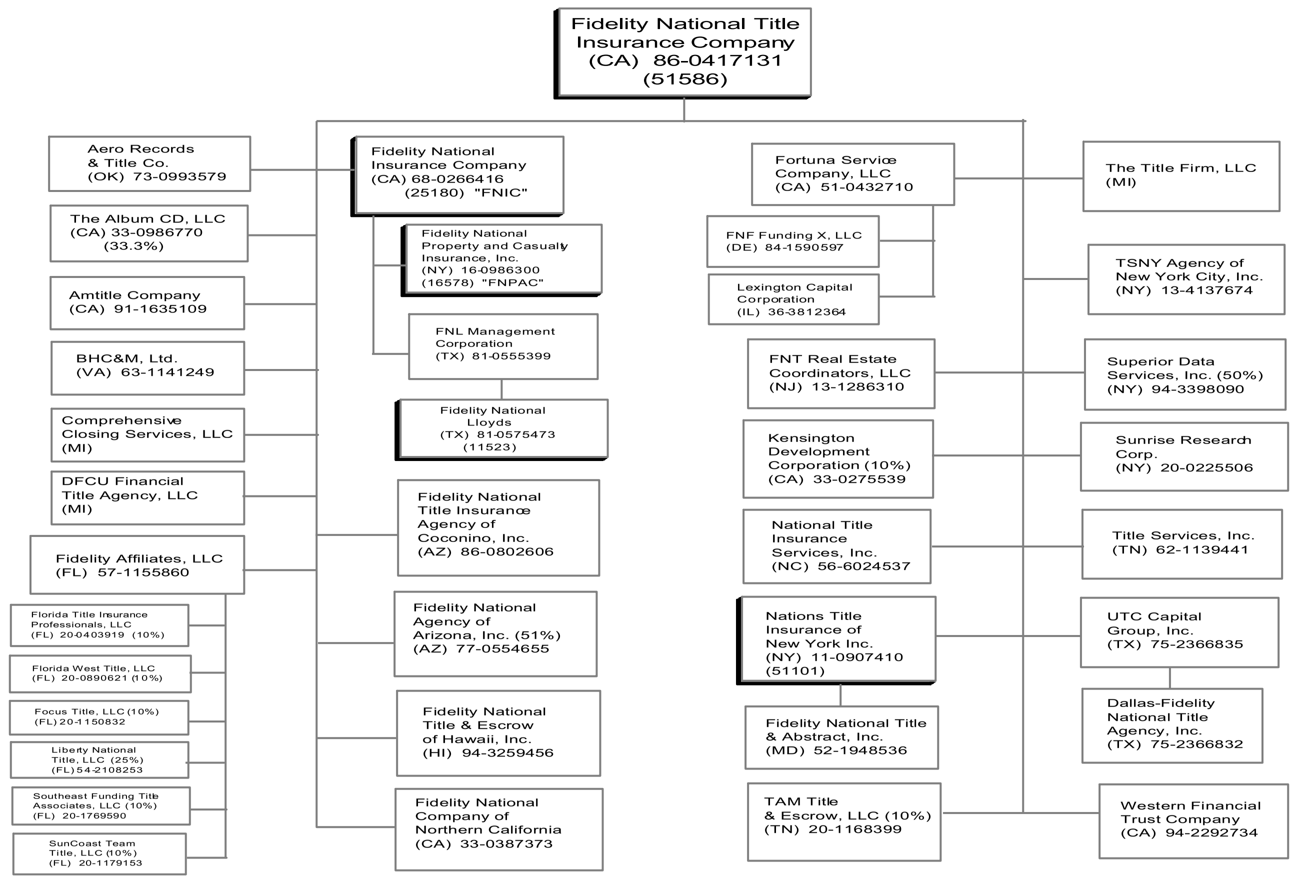
PART 1 - ORGANIZATIONAL CHART

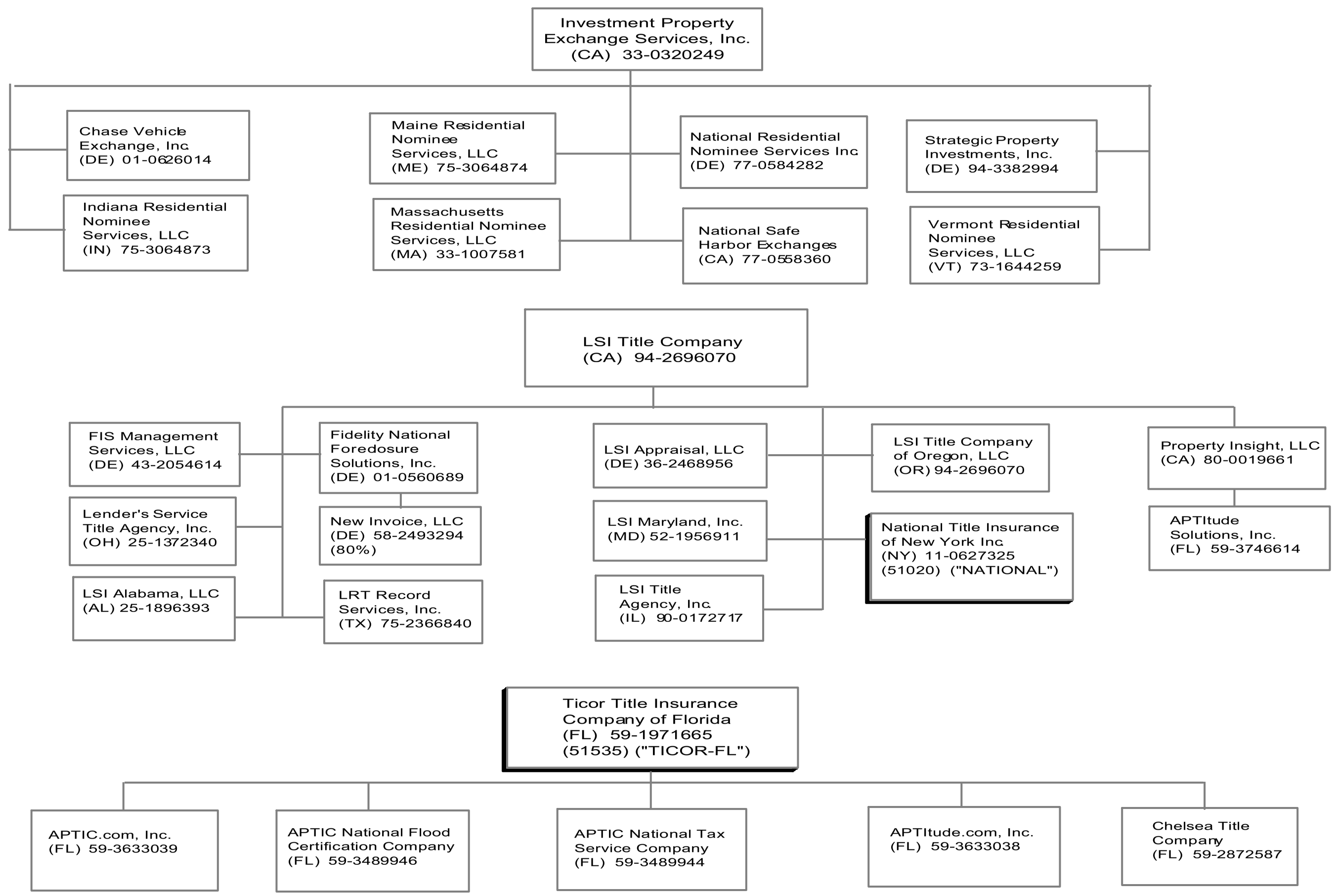


SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP
PART 1 - ORGANIZATIONAL CHART



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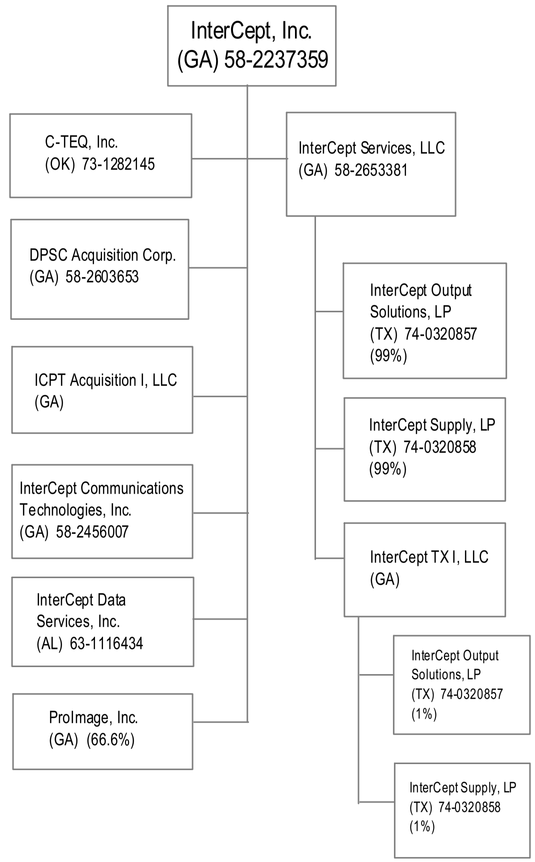
PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y (continued)

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

1 NAIC Company Code	2 Federal ID Number	3 Names of Insurers and Parent, Subsidiaries or Affiliates	4 Shareholder Dividends	5 Capital Contributions	6 Purchases, Sales or Exchanges of Loans, Securities, Real Estate, Mortgage Loans or Other Investments	7 Income/ (Disbursements) Incurred in Connection with Guarantees or Undertakings for the Benefit of any Affiliate(s)	8 Management Agreements and Service Contracts	9 Income/ (Disbursements) Incurred Under Reinsurance Agreements	10 *	11 Any Other Material Activity Not in the Ordinary Course of the Insurer's Business	12 Totals	13 Reinsurance Recoverable/ (Payable) on Losses and/or Reserve Credit Taken/ (Liability)
51586	86-0417131	Fidelity National Title Insurance Company	(65,456,001)	(5,000,000)	(1,523,238)		(209,345,618)			(4,045,813)	(285,370,670)	
51071	13-1286310	Fidelity National Title Insurance Company of New York	(12,600,000)				(74,493,717)				(87,093,717)	
51101	11-0907410	Nations Title Insurance of New York Inc					24,884				24,884	
50598	74-0476580	Alamo Title Insurance	(7,500,000)				(6,518,744)			(1,583,144)	(15,601,888)	
51020	11-0627325	National Title Insurance of New York Inc					(748,099)				(748,099)	
00000	36-0906930	Chicago Title & Trust Company	(7,664,752)	(23,143,195)	312,834,683		(51,463,755)			7,538,972	238,101,953	
50067	95-2410872	Ticor Title Insurance Company	(18,608,525)				(68,466,814)			(5,861,820)	(92,937,159)	
50229	36-2468956	Chicago Title Insurance Company	(162,324,316)	(114,333,793)	33,955,977		(489,953,930)			(15,750,297)	(748,406,359)	
50490	93-0585470	Chicago Title Insurance Company of Oregon	(7,000,000)				(13,283,537)				(20,283,537)	
50857	95-2216067	Security Union Title Insurance Company	5,378,128		(534,239)		(32,964,826)			(2,579,184)	(30,700,121)	
51535	59-1971665	Ticor Title Insurance Co of Florida			(1,783,929)		(9,704,448)				(11,488,377)	
25180	68-0266416	Fidelity National Insurance Company		5,000,000			(20,678,354)	15,650,684			(27,670)	(14,381,000)
16578	16-0986300	Fidelity National Property and Casualty Ins					(8,311,550)	(10,476,890)			(18,788,440)	9,234,000
11523	81-0575473	Fidelity National Lloyds					(2,127,299)	(5,173,794)			(7,301,093)	5,147,000
00000	77-0554557	Fidelity National Insurance Services					23,130,780				23,130,780	
00000	36-3341513	Chicago Title Company	(70,000,000)								(70,000,000)	
00000	36-2468956	LSI Appraisal LLC		13,443,842							13,443,842	
00000	80-0019661	Property Insight LLC			1,783,929						1,783,929	
00000	95-3382191	Title Tax	(11,536,483)								(11,536,483)	
00000	72-0957279	LSI Title Company (CTC Alameda)		114,333,793	7,941,600						122,275,393	
00000	34-1314903	Executive Title Agency	(1,500,000)								(1,500,000)	
00000	37-1362326	McLean Title	(1,600,000)								(1,600,000)	
00000	34-1317302	Northwest Title Agency of Michigan	(2,500,000)								(2,500,000)	
00000	91-0759475	Chicago Title of Washington	(1,600,000)								(1,600,000)	
00000	77-0557476	Fidelity National Management Services LLC					603,379,451				603,379,451	
00000	91-0184935	Ticor Title Co of Washington (Commonwealth Title)	(3,000,000)								(3,000,000)	
00000	93-0567838	Ticor Title Co of Oregon (Key Title)	(2,500,000)								(2,500,000)	
00000	68-0021143	Fidelity National Home Warranty Co	(7,200,000)								(7,200,000)	
00000	33-0398759	Fidelity Asset Management Inc					17,890,124				17,890,124	
00000	13-4137674	TSNY Agency	(4,000,000)								(4,000,000)	
00000	94-3259456	Fidelity National Title & Escrow of Hawaii	(3,500,000)								(3,500,000)	
00000	41-1293754	Fidelity National Information Solutions (560)	(3,763,402)	39,126,210	(312,834,683)						(277,471,875)	
00000	95-3932563	Fidelity National Tax Services		19,379,793							19,379,793	
00000	41-1293754	AES		(9,680,440)							(9,680,440)	
00000	86-0450201	Rocky Mountain Support Services					152,692,384				152,692,384	
00000	77-0213624	Ticor Title Co of California	(57,000,000)								(57,000,000)	
00000	86-0498599	Fidelity National Financial Inc	445,475,351	(39,126,210)	(39,840,100)		190,943,068			22,281,286	579,733,395	
9999999	Control Totals								X X X			

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.

		Response
	MARCH FILING	
1.	Will Schedule SIS (Stockholder Information Supplement) be filed with the state of domicile by March 1?	NO
2.	Will the Supplemental Compensation Exhibit be filed with the state of domicile by March 1?	YES
3.	Will an actuarial opinion be filed by March 1?	YES
	APRIL FILING	
4.	Will Management's Discussion and Analysis be filed by April 1?	YES
5.	Will the Supplemental Schedule of Business Written by Agency be filed by April 1?	YES
6.	Will the Investment Risks Interrogatories be filed by April 1?	YES
	JUNE FILING	
7.	Will an audited financial report be filed by June 1?	YES

Explanation:

Not Applicable

Bar code:

50598200442000000

SCHEDULE A - PART 1

Showing All Real Estate OWNED December 31 of Current Year

1	2	Location		5	6	7	8	9	10	11	12	13	14	15	16
		3	4												
Description of Property	Code	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	Increase (Decrease) by Foreign Exchange Adjustment	Amounts Received During Year	Expended for Additions, Permanent Improvements and Changes in Encumbrances During Year	Gross Income Earned Less Interest Incurred on Encumbrances	Taxes, Repairs and Expenses Incurred
Carrizo Springs - 75012		Dimmitt	Texas	01/24/1992	05/01/2001	8,865		8,865	8,865						
Houston - 144771		Harris	Texas	08/01/2004	07/13/2004	26,100		26,100	26,100						
0599999 Properties held for sale						34,965		34,965	34,965						
9999999 Totals						34,965		34,965	34,965						

SCHEDULE A - PART 2
Showing All Real Estate ACQUIRED During the Year

1	Location		4	5	6	7	8	9
	2	3						
Description of Property	City	State	Date Acquired	Name of Vendor	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Expended for Additions and Permanent Improvements
Houston - 14771	Harris	Texas	08/01/2004	Wilson Derral Lee	26,100		26,100	
0199999 Acquired by purchase					26,100		26,100	
9999999 Totals					26,100		26,100	

SCHEDULE A - PART 3

Showing All Real Estate SOLD During the Year, Including Payments During the Final Year on "Sales Under Contract"

1	Location		4	5	6	7	8	9	10	11	12	13	14	15	16
	2	3													
Description of Property	City	State	Disposal Date	Name of Purchaser	Actual Cost	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Expended for Additions, Permanent Improvements and Changes in Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Amounts Received	Foreign Exchange Profit (Loss) on Sale	Realized Profit (Loss) on Sale	Total Profit (Loss) on Sale	Gross Income Earned Less Interest Incurred on Encumbrances	Taxes, Repairs and Expenses Incurred

NONE

SCHEDULE B - PART 1

Showing All Mortgage Loans OWNED December 31 of Current Year

1	2	Location 3	Location 4	5	6	7	8	9	10	11	12
Loan Number	Code	City	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		Dimmit	Texas		12/04/2001	8.000	14,586			21,000	06/17/1998
95901		Austin	Texas		02/07/2002	12.740	10,166			137,900	02/07/2002
0399999 Mortgages in Good Standing - Residential Mortgages - All Other *							24,752			158,900	X X X
0899999 Total Mortgages in Good Standing							24,752			158,900	X X X
9999999 Totals							24,752			158,900	X X X

General Interrogatory:

1. Mortgages in good standing $ 0 unpaid taxes $ 0 interest due and unpaid.
2. Restructured mortgages $ 0 unpaid taxes $ 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

1	Location		4	5	6	7	8	9	10	11	12	13
	2	3			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
Loan Number	City	State	Loan Type	Date Acquired								
ATI0001	San Antonio	Texas		10/31/2002	72,000				72,000			
0299999 Mortgages sold					72,000				72,000			
9999999 Totals					72,000				72,000			

SCHEDULE BA - PART 1

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

1	2	Location		5	6	7	8	9	10	11
		3	4							
Number of Units and Description	Code	City	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 23,243 Shares of FNTIC		Jacksonville	Florida	Fidelity National Financial Inc.	12/31/2000	5,400,000		1,620,000		
Electronic Data Processing Equipment		Pearsall	Texas	Wintergarden Abstract and Guaran	04/08/2002	10,000		500		
1299999 Subtotal - Collateral Loans						5,410,000		1,620,500		
9999999 Totals						5,410,000		1,620,500		

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
	2	3										
Number of Units and Description	City	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

NONE

SCHEDULE D - PART 1

Showing All Long-Term BONDS Owned December 31 of Current Year

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3	4	5			8	9			12	13	14	15	16	17	18	19	20	21	22
CUSIP Identi-fication	Description	*	Foreign	Bond CHAR	NAIC Desig-nation	Actual Cost	Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
3134A2-DT-2	FEDERAL HOME LN MTG CORP				1	1,636,243	106.78	1,601,715	1,500,000	1,611,522		(18,781)			5.750	3.373	AO	18,208	64,688	10/13/2004	04/15/2008
3133X8-EL-2	FHLB NOTE 3.75% 08/18/09				1	1,193,341	99.78	1,187,394	1,190,000	1,193,193		(149)			3.750	3.720	FA	15,743		10/13/2004	08/18/2009
3134A4-NW-0	FHLMC 4.875% 3/15/07				1	522,886	103.25	516,250	500,000	520,907		(1,979)			4.875	2.926	MS	7,177		10/13/2004	03/15/2007
3134A4-GK-4	FHLMC 5.5% 7/15/06				1	26,200	103.50	25,875	25,000	25,896		(304)			5.500	3.122	JJ	634	688	06/17/2004	07/15/2006
3134A4-UH-5	FHLMC NOTE 2.125% 11/15/05				1	1,435,630	99.28	1,429,646	1,440,000	1,437,160		1,530			2.125	2.368	MN	3,910	15,300	07/09/2004	11/15/2005
3128X3-H5-5	FHLMC NOTE 3.25% 11/02/07				1	998,870	99.50	995,030	1,000,000	998,929		59			3.250	3.317	MN	5,326		10/27/2004	11/02/2007
3128X3-K8-5	FHLMC NOTE 4.125% 11/18/09			1	1	1,496,719	100.47	1,507,035	1,500,000	1,496,789		70			4.125	4.217	MN	7,391		11/18/2004	11/18/2009
31359M-LH-4	FNMA NOTE 4.375% 10/15/06				1	1,859,722	102.00	1,836,000	1,800,000	1,852,488		(7,234)			4.375	2.713	AO	16,625	17,500	10/14/2004	10/15/2006
31359M-LU-5	FNMA NOTE 4.75% 01/02/07				1	1,762,232	102.56	1,743,571	1,700,000	1,756,248		(5,984)			4.750	3.058	JJ	40,151		10/12/2004	01/02/2007
31359M-SY-0	FNMA NOTE 4% 09/02/08				1	1,067,399	100.53	1,055,576	1,050,000	1,066,480		(919)			4.000	3.572	MS	13,883		10/12/2004	09/02/2008
31359M-HX-4	FNMA NOTE 5.5% 05/02/06				1	312,950	102.97	308,907	300,000	311,198		(1,752)			5.500	2.657	MN	2,704	8,250	10/14/2004	05/02/2006
31359M-GT-4	FNMA NOTE 6.25% 02/01/11				1	2,217,907	109.63	2,192,500	2,000,000	2,211,324		(6,583)			6.250	4.306	FA	52,083		10/14/2004	02/01/2011
31359M-FS-7	FNMA NOTE 7.125% 06/15/10				1	215,843	114.94	212,635	185,000	214,445		(1,398)			7.125	3.899	JD	586	6,591	09/17/2004	06/15/2010
912827-4F-6	U.S. TREASURY 5.625% 05/15/08				1	96,626	107.26	96,532	90,000	95,622		(1,004)			5.625	3.672	MN	657	4,781	05/18/2004	05/15/2008
912827-3E-0	U.S. TREASURY 6.125% 8/15/07				1	112,348	107.32	107,320	100,000	108,864		(3,224)			6.125	2.624	FA	2,314	6,125	12/02/2003	08/15/2007
912827-2J-0	U.S. TREASURY 6.25% 2/15/07				1	53,617	106.44	53,219	50,000	51,713		(752)			6.250	4.591	FA	1,180	3,125	05/17/2002	02/15/2007
912827-5Z-1	U.S. TREASURY 6.5% 2/15/2010				1	28,453	113.22	28,304	25,000	28,376		(77)			6.500	3.623	FA	614		11/15/2004	02/15/2010
912827-6D-9	U.S. TREASURY 6.75% 5/15/05				1	107,758	101.55	101,547	100,000	101,939		(5,185)			6.750	1.488	MN	876	6,750	11/17/2003	05/15/2005
0199999	Subtotal - Issuer Obligations					15,144,744	X X X	14,999,056	14,555,000	15,083,093		(53,666)			X X X	X X X	X X X	190,062	133,798	X X X	X X X
0399999	Subtotals - U.S. Governments					15,144,744	X X X	14,999,056	14,555,000	15,083,093		(53,666)			X X X	X X X	X X X	190,062	133,798	X X X	X X X
040507-ED-3	AZ HEALTH FACS AUTH REV VAR RT			1	1FE	200,000	100.00	200,000	200,000	200,000					1.860	1.873	MON	298	1,002	09/15/2004	01/01/2032
180847-WK-7	CLARK CNTY NEV 5% 7/1/07				1FE	1,111,130	106.30	1,062,970	1,000,000	1,068,477		(26,372)			5.000	2.183	JJ	25,000	50,000	05/01/2003	07/01/2007
341422-Q5-5	FLORIDA ST BRD ED 5.5% 6/1/08				1FE	660,864	109.87	659,202	600,000	636,299		(9,811)			5.500	3.635	JD	2,750	33,000	06/04/2002	06/01/2008
419780-DP-3	HAWAII ST 6.25% 3/01/2007				1FE	1,085,210	108.17	1,081,690	1,000,000	1,027,820		(11,884)			6.250	4.942	MS	20,833	62,500	08/25/1999	03/01/2007
454798-MW-6	INDIANA HEALTH VAR RT 11/15/26				1FE	800,000	100.00	800,000	800,000	800,000					1.750	1.761	MON	609	3,683	09/10/2004	11/15/2026
485424-JV-8	KANSAS ST DEPT TRANSN HWY VAR RT				1FE	100,000	100.00	100,000	100,000	100,000					1.550	1.541	MON	123	879	05/03/2004	09/01/2015
546596-JE-8	LOUISVL & JFFRSN CTY KY 5.25% 7/09				1FE	950,603	109.19	917,154	840,000	924,024		(17,256)			5.250	2.885	JJ	22,050	48,143	06/12/2003	07/01/2009
591850-3C-4	METRO COUNCIL MN 5.25% 12/01/08				1FE	657,150	109.97	659,844	600,000	636,052		(8,426)			5.250	3.624	JD	2,625	31,500	06/04/2002	12/01/2008
605579-GU-9	MISSISSIPPI ST GO 5% 11/01/2011			1	1FE	998,220	109.27	1,092,730	1,000,000	998,802		144			5.000	5.084	MN	8,333	50,000	08/07/2000	11/01/2011
649666-7W-8	NEW YORK N Y VAR RATE				1FE	100,000	100.00	100,000	100,000	100,000					1.800	1.813	MON	122	197	11/15/2004	08/01/2026
649842-BN-0	NEW YORK ST ENERGY VAR RT				1FE	100,000	100.00	100,000	100,000	100,000					1.450	1.460	MON	103	54	12/17/2004	12/01/2020
677518-2E-1	OHIO STATE 5.25% 9/15/2010				1FE	2,172,540	111.88	2,237,500	2,000,000	2,115,708		(17,656)			5.250	4.145	MS	30,917	105,000	08/13/2001	09/15/2010
68607H-QA-7	OREGON ST DEPT 5% 11/01/09				1FE	1,137,200	110.24	1,102,350	1,000,000	1,115,709		(21,491)			5.000	2.462	MN	8,333	50,000	01/14/2004	11/01/2009
976904-LN-0	WISCONSIN HSG & ECONOMIC VAR RT				1FE	100,000	100.00	100,000	100,000	100,000					1.320	1.326	MON	110	675	06/15/2004	11/01/2033
977055-N4-0	WISCONSIN ST GO 5.125% 11/1/07				1FE	2,242,220	107.22	2,144,400	2,000,000	2,155,408		(52,499)			5.125	2.291	MN	17,083	102,500	05/01/2003	11/01/2007
1199999	Subtotal - Issuer Obligations					12,415,137	X X X	12,357,840	11,440,000	12,078,299		(165,251)			X X X	X X X	X X X	139,289	539,133	X X X	X X X
1799999	Subtotals - States, Territories and Possessions (Direct and Guaranteed)					12,415,137	X X X	12,357,840	11,440,000	12,078,299		(165,251)			X X X	X X X	X X X	139,289	539,133	X X X	X X X

SCHEDULE D - PART 1

Showing All Long-Term BONDS Owned December 31 of Current Year

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
CUSIP Identification	Description	3 *	4 Foreign	5 Bond CHAR	NAIC Designation	Actual Cost	8 Rate Used To Obtain Fair Value	9 Fair Value	Par Value	Book/ Adjusted Carrying Value	12 Unrealized Valuation Increase/ (Decrease)	13 Current Year's (Amortization)/ Accretion	14 Current Year's Other Than Temporary Impairment Recognized	15 Total Foreign Exchange Change in B./A.C.V.	16 Rate of	17 Effective Rate of	18 How Paid	19 Admitted Amount Due & Accrued	20 Gross Amt. Rec. During Year	21 Acquired	22 Maturity
181004-CK-6	CLARK CNTY NEV INDL DEV VAR RT				1FE	100,000	100.00	100,000	100,000	100,000					1.850	1.866	MON	144	35	12/27/2004	06/01/2020
181144-MM-5	CLARK COUNTY SCHOOL DISTRICT			1	1FE	1,004,190	101.27	1,012,720	1,000,000	1,000,400		(2,375)			5.100	5.064	JD	4,250	51,000	07/20/2000	06/01/2009
478700-VW-4	JOHNSON CTY KS 5.7% 10/1/19			1	1FE	1,126,700	111.77	1,117,680	1,000,000	1,079,483		(19,535)			5.700	3.453	AO	14,250	57,000	07/09/2002	10/01/2019
494748-S7-2	KING CNTY WA 5.6% 12/01/2009			1	1FE	1,049,860	110.02	1,100,180	1,000,000	1,029,073		(5,108)			5.600	4.988	JD	4,667	56,000	08/02/2000	12/01/2009
586145-KK-9	MEMPHIS TN 5% 11/01/05				1FE	642,336	102.37	614,190	600,000	610,735		(12,544)			5.000	2.834	MN	5,000	30,000	06/04/2002	11/01/2005
686659-CG-6	ORLEANS PARISH 5.0				1FE	512,500	106.67	533,370	500,000	503,991		(1,373)			5.000	4.733	MS	8,333	25,000	12/18/1997	09/01/2007
1899999	Subtotal - Issuer Obligations					4,435,586	X X X	4,478,140	4,200,000	4,323,682		(40,935)			X X X	X X X	X X X	36,644	219,035	X X X	X X X
2499999	Subtotals - Political Subdivisions of States, Territories and Possessions					4,435,586	X X X	4,478,140	4,200,000	4,323,682		(40,935)			X X X	X X X	X X X	36,644	219,035	X X X	X X X
442436-C6-6	HOUSTON TX WTR & SWR 5% 12/01/2007				1FE	1,065,488	107.49	1,128,603	1,050,000	1,056,057		(1,891)			5.000	4.843	JD	4,375	52,500	06/18/1999	12/01/2007
603827-AF-3	MINNEAPOLIS APT 5.5% 01/01/2008				1FE	1,034,130	107.81	1,078,070	1,000,000	1,015,382		(4,647)			5.500	5.003	JJ	27,500	55,000	08/17/2000	01/01/2008
677597-ZA-7	OHIO ST PUB FACS 4.5% 11/01/05				1FE	522,625	101.92	509,595	500,000	505,071		(5,902)			4.500	3.284	MN	3,750	22,500	12/04/2001	11/01/2005
2599999	Subtotal - Issuer Obligations					2,622,243	X X X	2,716,268	2,550,000	2,576,510		(12,440)			X X X	X X X	X X X	35,625	130,000	X X X	X X X
312969-J2-5	FHLMC 15YR 5% 9/19 #B16581				1	1,033,818	101.67	1,035,569	1,018,539	1,033,702		(116)			5.000	4.632	MON	4,244	12,988	09/07/2004	09/01/2019
31376K-GX-8	FNMA 5% 09/19 #357614				1	1,064,302	101.68	1,065,666	1,048,090	1,064,094		(208)			5.000	4.577	MON	4,367	13,314	09/07/2004	09/01/2019
2699999	Subtotal - Single Class Mortgage-Backed/Asset-Backed Securities					2,098,120	X X X	2,101,235	2,066,629	2,097,796		(324)			X X X	X X X	X X X	8,611	26,302	X X X	X X X
3199999	Subtotals - Special Revenue					4,720,363	X X X	4,817,503	4,616,629	4,674,306		(12,764)			X X X	X X X	X X X	44,236	156,302	X X X	X X X
02003M-AA-2	ALLSTATE LIFE GLOBAL 4.5% 05/29/09				1FE	1,019,570	101.00	1,010,000	1,000,000	1,019,306		(264)			4.500	4.058	MN	4,000		12/07/2004	05/29/2009
134429-AJ-8	CAMPBELL SOUP 6.9% 10/15/06				1FE	389,561	105.63	369,719	350,000	376,209		(13,352)			6.900	2.608	AO	5,098	24,150	01/21/2004	10/15/2006
36962G-E7-5	GENERAL ELEC CAP CO 4.25% 12/01/10				1FE	535,267	99.95	519,714	520,000	533,617		(1,650)			4.250	3.788	JD	1,842	22,100	03/08/2004	12/01/2010
362338-AT-2	GTE SOUTHWEST INC 6% 01/15/06				1FE	591,888	102.77	565,235	550,000	571,921		(19,967)			6.000	2.113	JJ	15,217	16,500	01/13/2004	01/15/2006
441812-JT-2	HOUSEHOLD FIN CORP 6.5% 01/24/06				1FE	597,586	103.38	568,574	550,000	575,192		(22,394)			6.500	2.136	JJ	15,591	35,750	01/13/2004	01/24/2006
524908-CK-4	LEHMAN BROS HLDGS 8.25% 06/15/07				1FE	291,910	110.94	277,340	250,000	280,809		(11,101)			8.250	3.029	JD	917	20,625	01/26/2004	06/15/2007
590188-HX-9	MERRILL LYNCH & CO 12/16/07				1FE	560,120	108.11	540,555	500,000	546,716		(13,404)			6.560	3.250	JD	1,367	32,800	02/06/2004	12/16/2007
59018Y-SH-5	MERRILL LYNCH CO INC 4.5% 11/04/10				1	505,810	100.65	503,270	500,000	505,755		(55)			4.500	4.321	MN	3,563		12/08/2004	11/04/2010
59217E-AM-6	MET LIFE GLOB 144A 3.375% 10/05/07				1FE	994,980	99.15	991,500	1,000,000	995,088		108			3.375	3.595	AO	7,969		12/08/2004	10/05/2007
617446-GL-7	MORGAN STANLEY 6.1% 04/15/06				1FE	433,020	103.55	414,184	400,000	419,381		(13,639)			6.100	2.279	AO	5,151	24,400	01/26/2004	04/15/2006
74251U-AC-8	PRINCIPAL FIN GR AUS 8.2% 08/15/09				1FE	537,178	115.37	507,637	440,000	524,717		(12,461)			8.200	3.671	FA	13,630	18,040	03/31/2004	08/15/2009
75952U-AF-0	RELIASTAR FINL CORP 8% 10/30/06				1FE	568,380	108.13	540,640	500,000	546,058		(22,322)			8.000	2.824	AO	6,778	40,000	01/29/2004	10/30/2006
83364W-AF-2	SOCIETE GENERALE 7.4% 6/01/06				1FE	553,415	105.22	526,085	500,000	532,747		(20,668)			7.400	2.678	JD	3,083	37,000	01/29/2004	06/01/2006
3999999	Subtotal - Issuer Obligations					7,578,685	X X X	7,334,453	7,060,000	7,427,516		(151,169)			X X X	X X X	X X X	84,206	271,365	X X X	X X X
4599999	Subtotals - Industrial and Miscellaneous (Unaffiliated)					7,578,685	X X X	7,334,453	7,060,000	7,427,516		(151,169)			X X X	X X X	X X X	84,206	271,365	X X X	X X X
5499999	Total Bonds - Issuer Obligations					42,196,395	X X X	41,885,757	39,805,000	41,489,100		(423,461)			X X X	X X X	X X X	485,826	1,293,331	X X X	X X X

SCHEDULE D - PART 1

Showing All Long-Term BONDS Owned December 31 of Current Year

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3	4	5			8	9			12	13	14	15	16	17	18	19	20	21	22
CUSIP Identi-fication	Description	*	Foreign	Bond CHAR	NAIC Desig-nation	Actual Cost	Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
5599999	Total Bonds - Single Class Mortgage-Backed/Asset-Backed Securities					2,098,120	X X X	2,101,235	2,066,629	2,097,796		(324)			X X X	X X X	X X X	8,611	26,302	X X X	X X X
6099999	Total Bonds					44,294,515	X X X	43,986,992	41,871,629	43,586,896		(423,785)			X X X	X X X	X X X	494,437	1,319,633	X X X	X X X

SCHEDULE D - PART 2 - SECTION 1

Showing All PREFERRED STOCKS Owned December 31 of Current Year

1	2	Codes		5	6	7	8	Fair Value		11	Dividends			Change in Book/Adjusted Carrying Value					20	21
		3	4					9	10		12	13	14	15	16	17	18	19		
CUSIP Identification	Description	Code	Foreign	Number of Shares	Par Value Per Share	Rate Per Share	Book/ Adjusted Carrying Value	Rate Per Share Used to Obtain Fair Value	Fair Value	Actual Cost	Declared but Unpaid	Amount Received During Year	Nonadmitted Declared But Unpaid	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amortization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (15+16-17)	Total Foreign Exchange Change in B./A.C.V.	NAIC Designation	Date Acquired

NONE

SCHEDULE D - PART 2 - SECTION 2

Showing all COMMON STOCKS Owned December 31 of Current Year

1	2	Codes		5	6	Fair Value		9	Dividends			Change in Book/Adjusted Carrying Value				17	18
		3	4			7	8		10	11	12	13	14	15	16		
CUSIP Identi-fication	Description	Code	Foreign	Number of Shares	Book/ Adjusted Carrying Value	Rate per Share Used to Obtain Fair Value	Fair Value	Actual Cost	Declared but Unpaid	Amount Received During Year	Nonadmitted Declared But Unpaid	Unrealized Valuation Increase/ (Decrease)	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (13 - 14)	Total Foreign Exchange Change in B./A.C.V.	NAIC Market Indicator (a)	Date Acquired
000331-01-7	BXR TITLE CO			1.000				1								L	01/01/1976
629410-30-9	NTN COMMUNICATIONS INC.			1,084,179.000	3,458,531	3.190	3,458,531	2,931,158				(379,378)		(379,378)		L	12/21/2004
000331-02-5	ST. CHARLES BAY			1.000				600								L	01/01/1959
6899999	Subtotal - Industrial and Miscellaneous				3,458,531	X X X	3,458,531	2,931,759				(379,378)		(379,378)		X X X	X X X
01144#-10-1	ALAMO TITLE COMPANY			30,200.000	13,328,299	441.330	13,328,299	301,800				1,587,795		1,587,795		A	12/31/1973
76711#-10-6	RIO GRANDE TITLE COMPANY INC.			50,226.000	210,273	4.180	210,273	900,000				(197,996)		(197,996)		A	12/31/1998
000001-00-8	TITLETEK INC.			1,200.000				1,200								A	12/31/1986
6999999	Subtotal - Parent, Subsidiaries and Affiliates				13,538,572	X X X	13,538,572	1,203,000				1,389,799		1,389,799		X X X	X X X
09248U-84-1	BLACKROCK MUNI-CASH FUND									1,459						L	11/03/2003
7199999	Subtotal - Money Market Mutal Funds					X X X				1,459						X X X	X X X
7299999	Total Common Stocks				16,997,103	X X X	16,997,103	4,134,759		1,459		1,010,421		1,010,421		X X X	X X X
7399999	Total Preferred and Common Stocks				16,997,103	X X X	16,997,103	4,134,759		1,459		1,010,421		1,010,421		X X X	X X X

(a) For all common stocks bearing the NAIC market indicator "U" provide: the number of such issues 0, the total $ value (included in Column 8) of all such issues $ 0.

SCHEDULE D - PART 3

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

1 CUSIP Identification	2 Description	3 Foreign	4 Date Acquired	5 Name of Vendor	6 Number of Shares of Stock	7 Actual Cost	8 Par Value	9 Paid for Accrued Interest and Dividends
3134A2-DT-2	FEDERAL HOME LN MTG CORP		10/13/2004	LEHMAN SECURITIES		811,250	750,000.00	21,443
3133X8-EL-2	FHLB NOTE 3.75% 08/18/09		10/13/2004	VARIOUS		1,193,341	1,190,000.00	4,777
3134A4-NW-0	FHLMC 4.875% 3/15/07		10/13/2004	Ubs Warburg		522,886	500,000.00	1,964
3134A4-GK-4	FHLMC 5.5% 7/15/06		06/17/2004	DEUTSCH		26,200	25,000.00	584
3134A4-UH-5	FHLMC NOTE 2.125% 11/15/05		07/09/2004	MORGAN STANLEY		1,435,630	1,440,000.00	4,845
3128X3-H5-5	FHLMC NOTE 3.25% 11/02/07		10/27/2004	BEAR STEARNS		998,870	1,000,000.00	
3128X3-K8-5	FHLMC NOTE 4.125% 11/18/09		11/18/2004	RBC Dominion Securities		1,496,719	1,500,000.00	172
31359M-LH-4	FNMA NOTE 4.375% 10/15/06		10/14/2004	LEHMAN SECURITIES		1,859,722	1,800,000.00	14,359
31359M-LU-5	FNMA NOTE 4.75% 01/02/07		10/12/2004	Citibank		1,762,232	1,700,000.00	22,655
31359M-SY-0	FNMA NOTE 4% 09/02/08		10/12/2004	Citibank		1,067,399	1,050,000.00	4,783
31359M-HX-4	FNMA NOTE 5.5% 05/02/06		10/14/2004	Citibank		312,950	300,000.00	7,471
31359M-GT-4	FNMA NOTE 6.25% 02/01/11		10/14/2004	VARIOUS		2,217,907	2,000,000.00	25,361
31359M-FS-7	FNMA NOTE 7.125% 06/15/10		09/17/2004	GOLDMAN SACHS		215,843	185,000.00	3,478
912827-4F-6	U.S. TREASURY 5.625% 05/15/08		05/18/2004	DEUTSCH		96,626	90,000.00	2,194
912827-5Z-1	U.S. TREASURY 6.5% 2/15/2010		11/15/2004	MERRILL LYNCH		28,453	25,000.00	411
0399999	Subtotal - Bonds - U.S. Governments				X X X	14,046,028	13,555,000.00	114,497
040507-ED-3	AZ HEALTH FACS AUTH REV VAR RT		09/15/2004	BNY CAPITAL MKTS		200,000	200,000.00	42
454798-MW-6	INDIANA HEALTH VAR RT 11/15/26		09/10/2004	MORGAN STANLEY		900,000	900,000.00	
485424-JV-8	KANSAS ST DEPT TRANSN HWY VAR RT		05/03/2004	AG EDWARDS		175,000	175,000.00	15
649666-7W-8	NEW YORK N Y VAR RATE		11/15/2004	MORGAN STANLEY		100,000	100,000.00	13
649842-BN-0	NEW YORK ST ENERGY VAR RT		12/17/2004	AG EDWARDS		100,000	100,000.00	12
68607H-QA-7	OREGON ST DEPT 5% 11/01/09		01/14/2004	DAIN RAUSCHER		1,137,200	1,000,000.00	10,972
976904-LN-0	WISCONSIN HSG & ECONOMIC VAR RT		06/15/2004	MERRILL LYNCH		100,000	100,000.00	41
1799999	Subtotal - Bonds - States, Territories and Possessions				X X X	2,712,200	2,575,000.00	11,095
181004-CK-6	CLARK CNTY NEV INDL DEV VAR RT		12/27/2004	AG EDWARDS		100,000	100,000.00	25
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	100,000	100,000.00	25
312969-J2-5	FHLMC 15YR 5% 9/19 #B16581		09/07/2004	DEUTSCH		1,116,500	1,100,000.00	2,903
31376K-GX-8	FNMA 5% 09/19 #357614		09/07/2004	BEAR STEARNS		1,117,016	1,100,000.00	2,903
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations				X X X	2,233,516	2,200,000.00	5,806
02003M-AA-2	ALLSTATE LIFE GLOBAL 4.5% 05/29/09		12/07/2004	BEAR STEARNS		1,019,570	1,000,000.00	1,375
134429-AJ-8	CAMPBELL SOUP 6.9% 10/15/06		01/21/2004	DAIN RAUSCHER		389,561	350,000.00	6,775
36962G-E7-5	GENERAL ELEC CAP CO 4.25% 12/01/10		03/08/2004	MORGAN STANLEY		535,267	520,000.00	6,139
362338-AT-2	GTE SOUTHWEST INC 6% 01/15/06		01/13/2004	DEUTSCH		591,888	550,000.00	92
441812-JT-2	HOUSEHOLD FIN CORP 6.5% 01/24/06		01/13/2004	BNP PARIBAS		597,586	550,000.00	17,081
524908-CK-4	LEHMAN BROS HLDGS 8.25% 06/15/07		01/26/2004	CS First Boston		291,910	250,000.00	2,521
590188-HX-9	MERRILL LYNCH & CO 12/16/07		02/06/2004	MERRILL LYNCH		560,120	500,000.00	5,011
59018Y-SH-5	MERRILL LYNCH CO INC 4.5% 11/04/10		12/08/2004	MERRILL LYNCH		505,810	500,000.00	2,438
59217E-AM-6	MET LIFE GLOB 144A 3.375% 10/05/07		12/08/2004	JP MORGAN		994,980	1,000,000.00	6,281
617446-GL-7	MORGAN STANLEY 6.1% 04/15/06		01/26/2004	MORGAN STANLEY		433,020	400,000.00	7,049

SCHEDULE D - PART 3

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

1 CUSIP Identification	2 Description	3 Foreign	4 Date Acquired	5 Name of Vendor	6 Number of Shares of Stock	7 Actual Cost	8 Par Value	9 Paid for Accrued Interest and Dividends
74251U-AC-8	PRINCIPAL FIN GR AUS 8.2% 08/15/09		03/31/2004	RBC Dominion Securities		537,178	440,000.00	5,011
75952U-AF-0	RELIASTAR FINL CORP 8% 10/30/06		01/29/2004	CS First Boston		568,380	500,000.00	10,333
83364W-AF-2	SOCIETE GENERALE 7.4% 6/01/06		01/29/2004	LEHMAN SECURITIES		553,415	500,000.00	6,372
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	7,578,685	7,060,000.00	76,478
6099997	Subtotal - Bonds - Part 3				X X X	26,670,429	25,490,000.00	207,901
6099998	Summary Item from Part 5 for Bonds				X X X	18,769,720	18,635,000.00	52,487
6099999	Total - Bonds				X X X	45,440,149	44,125,000.00	260,388
629410-30-9	NTN COMMUNICATIONS INC.		12/21/2004	VARIOUS	398,300.000	1,300,156		
6899999	Subtotal - Common Stocks - Industrial and Miscellaneous (Unaffiliated)				X X X	1,300,156	X X X	
7299997	Subtotal - Common Stocks - Part 3				X X X	1,300,156	X X X	
7299998	Summary Item from Part 5 for Common Stocks				X X X	26,643,458	X X X	
7299999	Total - Common Stocks				X X X	27,943,614	X X X	
7399999	Total - Preferred and Common Stocks				X X X	27,943,614	X X X	
7499999	Totals					73,383,763	X X X	260,388

Annual Statement for the year 2004 of the Alamo Title Insurance

SCHEDULE D - PART 4

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	Change in Book/Adjusted Carrying Value					16	17	18	19	20	21
										11	12	13	14	15						
CUSIP Ident-ification	Description	Foreign	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consid-eration	Par Value	Actual Cost	Prior Year Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (11+12-13)	Total Foreign Exchange Change in B./A.C.V.	Book/ Adjusted Carrying Value at Disposal Date	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Bond Interest/ Stock Dividends Received During Year	Maturity Date
3128X1-6Y-8	FHLMC 3% 11/25/08		11/18/2004	RBC Dominion Securities		1,500,000	1,500,000.00	1,495,200	1,495,288		796		796		1,496,084		3,916	3,916	44,250	11/25/2008
3128GQ-L7-4	FHLMC POOL #E87550		09/15/2004	VARIOUS		700,846	666,258.63	682,603	673,625		(1,314)		(1,314)		672,312		28,534	28,534	32,109	01/01/2017
3128GQ-3K-5	FHLMC POOL #E88002		10/15/2004	VARIOUS		725,102	702,501.95	714,576	713,653		(3,965)		(3,965)		709,687		15,414	15,414	31,215	05/01/2017
3128GW-GM-	FHLMC POOL #E92004		09/15/2004	VARIOUS		759,744	728,102.69	769,058	769,340		(12,452)		(12,452)		756,888		2,856	2,856	33,091	10/01/2017
31389N-5K-7	FNMA 6.50% 2/1/17 #630950		09/25/2004	VARIOUS		718,204	688,214.31	729,077	729,278		(12,118)		(12,118)		717,160		1,045	1,045	30,659	02/01/2017
31387X-JM-8	FNMA POOL #597068		09/25/2004	VARIOUS		918,209	886,400.00	907,314	905,118		(8,004)		(8,004)		897,114		21,095	21,095	35,673	09/01/2016
31389H-NE-4	FNMA POOL #625989		10/25/2004	VARIOUS		678,515	658,338.89	661,939	661,425		(1,263)		(1,263)		660,162		18,353	18,353	28,382	01/01/2017
912827-P8-9	U.S. TREASURY 7.25% 05/15/04		05/15/2004	MATURITY		80,000	80,000.00	85,653	80,681		(681)		(681)		80,000				2,900	05/15/2004
912827-R8-7	U.S. TREASURY 7.875% 11/15/04		11/15/2004	MATURITY		25,000	25,000.00	27,765	26,384		(1,384)		(1,384)		25,000				1,969	11/15/2004
0399999	Subtotal - Bonds - U.S. Governments				X X X	6,105,620	5,934,816.47	6,073,185	6,054,792		(40,385)		(40,385)		6,014,407		91,213	91,213	240,248	X X X
011832-TD-4	ALASKA ST HSG FIN CORP VAR RT		01/21/2004	MERRILL LYNCH		1,000,000	1,000,000.00	1,000,000	1,000,000						1,000,000				1,452	06/01/2037
180850-EY-1	CLARK CNTY NEV ARPT VAR RT		01/22/2004	Citibank		500,000	500,000.00	500,000	500,000						500,000				2,679	07/01/2012
312805-EW-0	FAYETTEVILLE N C PUB WKS COMMN VAR		01/15/2004	Citibank		1,000,000	1,000,000.00	1,000,000	1,000,000						1,000,000				3,129	03/01/2009
454798-MW-6	INDIANA HEALTH VAR RT 11/15/26		09/21/2004	MORGAN STANLEY		100,000	100,000.00	100,000	100,000						100,000				39	11/15/2026
455398-LC-9	INDIANAPOLIS IND GAS VAR RT		10/12/2004	MORGAN STANLEY		1,000,000	1,000,000.00	1,000,000	1,000,000						1,000,000				8,018	08/15/2029
485424-JV-8	KANSAS ST DEPT TRANSN HWY VAR RT		05/19/2004	AG EDWARDS		75,000	75,000.00	75,000	75,000						75,000				10	09/01/2015
576049-YJ-3	MASSACHUSETTS ST WTR VAR RT		02/03/2004	MORGAN STANLEY		100,000	100,000.00	100,000	100,000						100,000				80	08/01/2012
576049-YK-0	MASSACHUSETTS ST WTR VAR RT		02/03/2004	MORGAN STANLEY		1,000,000	1,000,000.00	1,000,000	1,000,000						1,000,000				940	08/01/2013
59465M-KY-0	MICHIGAN ST HSG VAR 4/10/18		02/11/2004	AG EDWARDS		500,000	500,000.00	500,000	500,000						500,000				580	04/10/2018
594610-C4-7	MICHIGAN ST VAR RT 9/15/2009		01/15/2004	Citibank		1,100,000	1,100,000.00	1,100,000	1,100,000						1,100,000				1,522	09/15/2009
646139-WK-7	NEW JERSEY ST TPK VAR RT		01/20/2004	Ubs Warburg		600,000	600,000.00	600,000	600,000						600,000				293	01/01/2024
646135-H6-3	NEW JERSEY ST VAR RT 12/15/19		01/16/2004	AG EDWARDS		500,000	500,000.00	500,000	500,000						500,000				207	12/15/2019
64982P-SG-8	NEW YORK ST DORM RE VAR RT		12/10/2004	MORGAN STANLEY		100,000	100,000.00	100,000	100,000						100,000				1,040	01/15/2023
649876-ZA-0	NEW YORK ST LOC GOVT VAR RT		02/03/2004	Ubs Warburg		1,000,000	1,000,000.00	1,000,000	1,000,000						1,000,000				1,024	04/01/2017
649787-VW-5	NEW YORK ST VAR 2/13/2032		04/28/2004	VARIOUS		900,000	900,000.00	900,000	900,000						900,000				2,546	02/13/2032
696550-HL-9	PALM BEACH CNTY FLA VAR RT		01/22/2004	Citibank		1,400,000	1,400,000.00	1,400,000	1,400,000						1,400,000				6,416	08/01/2027
717893-NP-2	PHILADELPHIA PA WTR & WASTEWTR VAR		01/22/2004	Citibank		900,000	900,000.00	900,000	900,000						900,000				1,136	06/15/2023
846851-CA-9	SPARTANBURG CNTY S C HEALTH VAR RT		01/22/2004	Citibank		100,000	100,000.00	100,000	100,000						100,000				160	04/15/2023
1799999	Subtotal - Bonds - States, Territories and Possessions				X X X	11,875,000	11,875,000.00	11,875,000	11,875,000						11,875,000				31,271	X X X
167501-N2-7	CHICAGO ILL BRD ED VAR RT		01/16/2004	AG EDWARDS		600,000	600,000.00	600,000	600,000						600,000				700	03/01/2033
438689-DG-3	HONOLULU HAWAII CITY & CNTY BR WTR		01/20/2004	AG EDWARDS		950,000	950,000.00	950,000	950,000						950,000				1,148	07/01/2031
472682-LP-6	JEFFERSON CNTY ALA SWR VAR RT		07/12/2004	RAYMOND JAMES & ASSO		1,300,000	1,300,000.00	1,300,000	1,300,000						1,300,000				8,450	02/01/2042
480772-GQ-9	JORDAN UTAH SD 5.25% 6/15/07		09/23/2004	RAYMOND JAMES & ASSO		1,083,460	1,000,000.00	1,029,990	1,016,288		(3,210)		(3,210)		1,013,077		70,383	70,383	41,271	06/15/2007
684415-AD-4	ORANGE CNTY VAR RT 11/01/14		07/02/2004	AG EDWARDS		700,000	700,000.00	700,000	700,000						700,000				4,093	11/01/2014
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	4,633,460	4,550,000.00	4,579,990	4,566,288		(3,210)		(3,210)		4,563,077		70,383	70,383	55,662	X X X
312969-J2-5	FHLMC 15YR 5% 9/19 #B16581		12/15/2004	PRINCIPAL RECEIPT		81,461	81,460.57	82,682	82,682		(1,222)		(1,222)		81,461				647	09/01/2019

SCHEDULE D - PART 4

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	Change in Book/Adjusted Carrying Value					16	17	18	19	20	21
										11	12	13	14	15						
CUSIP Ident-ification	Description	Foreign	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consid-eration	Par Value	Actual Cost	Prior Year Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (11+12-13)	Total Foreign Exchange Change in B./A.C.V.	Book/ Adjusted Carrying Value at Disposal Date	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Bond Interest/ Stock Dividends Received During Year	Maturity Date
342812-H3-1	FLORIDA ST 5.25% 07/01/2010		09/29/2004	RAYMOND JAMES & ASSO		2,198,000	2,000,000.00	2,056,060	2,040,355		(3,998)		(3,998)		2,036,357		161,643	161,643	132,125	07/01/2010
31376K-GX-8	FNMA 5% 09/19 #357614		12/25/2004	PRINCIPAL RECEIPT		51,911	51,910.50	52,713	52,713		(803)		(803)		51,911				241	09/01/2019
914301-EE-2	UNIV OF HSTN 5.5		07/01/2004	MATURITY		25,000	25,000.00	19,784	25,000						25,000				1,375	07/01/2004
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations				X X X	2,356,372	2,158,371.07	2,211,239	2,200,750		(6,023)		(6,023)		2,194,729		161,643	161,643	134,388	X X X
6099997	Subtotal - Bonds - Part 4				X X X	24,970,452	24,518,187.54	24,739,414	24,696,830		(49,618)		(49,618)		24,647,213		323,239	323,239	461,569	X X X
6099998	Summary Item from Part 5 for Bonds				X X X	18,776,939	18,635,000.00	18,769,720	X X X		(10,230)		(10,230)		18,759,490		17,450	17,450	135,610	X X X
6099999	Total - Bonds				X X X	43,747,391	43,153,187.54	43,509,134	24,696,830		(59,848)		(59,848)		43,406,703		340,689	340,689	597,179	X X X
000331-03-3	PROPERTY TITLE RESEARCH		04/30/2004	Undefined	10.000			1,785		1,785			1,785		1,785		(1,785)	(1,785)		
6999999	Subtotal - Common Stocks - Parent, Subsidiaries and Affiliates				X X X		X X X	1,785		1,785			1,785		1,785		(1,785)	(1,785)		X X X
7299997	Subtotal - Common Stocks - Part 4				X X X		X X X	1,785		1,785			1,785		1,785		(1,785)	(1,785)		X X X
7299998	Summary Item from Part 5 for Common Stocks				X X X	27,105,809	X X X	26,643,458	X X X						26,643,458		462,351	462,351	29,603	X X X
7299999	Total - Common Stocks				X X X	27,105,809	X X X	26,645,243		1,785			1,785		26,645,243		460,566	460,566	29,603	X X X
7399999	Total - Preferred and Common Stocks				X X X	27,105,809	X X X	26,645,243		1,785			1,785		26,645,243		460,566	460,566	29,603	X X X
7499999	Totals					70,853,200	X X X	70,154,377	24,696,830	1,785	(59,848)		(58,063)		70,051,946		801,255	801,255	626,782	X X X

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	Change in Book/Adjusted Carrying Value					17	18	19	20	21
											12	13	14	15	16					
CUSIP Identi- fication	Description	Foreign	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consid- eration	Book/ Adjusted Carrying Value At Disposal Date	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (12+13-14)	Total Foreign Exchange Change in B./A.C.V.	Foreign 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
31359M-FG-3	FNMA 7.25% 1/15/10		07/09/2004	MORGAN STANLEY	09/22/2004	MERRILL LYNCH	360,000.000	413,200	421,204	411,463		(1,737)		(1,737)			9,741	9,741	17,980	12,833
3136F5-R4-5	FNMA NOTE 3.6% 12/28/06		07/07/2004	RBC Dominion Secur	09/09/2004	MERRILL LYNCH	1,500,000.000	1,506,060	1,505,250	1,503,881		(2,179)		(2,179)			1,369	1,369	10,800	1,500
0399999	Subtotal - Bonds - U. S. Governments						1,860,000.000	1,919,260	1,926,454	1,915,344		(3,916)		(3,916)			11,110	11,110	28,780	14,333
167501-M9-3	CHICAGO ILL BD ED GO VAR RT 3/1/26		04/28/2004	MORGAN STANLEY	07/08/2004	MORGAN STANLEY	875,000.000	875,000	875,000	875,000									2,172	131
207748-ZU-1	CONNECTICUT ST HSG VAR RT		10/04/2004	MERRILL LYNCH	10/14/2004	MERRILL LYNCH	2,200,000.000	2,200,000	2,200,000	2,200,000									11,007	10,213
246387-LS-1	DELAWARE ST ECON DEV VAR 05/01/32		07/29/2004	MORGAN STANLEY	12/10/2004	MORGAN STANLEY	300,000.000	300,000	300,000	300,000									1,277	72
249181-L6-3	DENVER CO VAR RT 11/15/2022		01/07/2004	AG EDWARDS	02/11/2004	AG EDWARDS	100,000.000	100,000	100,000	100,000									189	92
28148X-AA-9	EDU FDG SOUTH FL REV VAR RT		09/28/2004	MERRILL LYNCH	10/15/2004	MERRILL LYNCH	1,100,000.000	1,100,000	1,100,000	1,100,000									5,845	5,003
312805-EW-0	FAYETTEVILLE N C PUB WKS COMMN VAR		01/23/2004	Citibank	02/01/2004	CUSIP CHANGE DU	100,000.000	100,000	100,000	100,000										326
31299A-CF-7	FAYETTEVILLE NC PUB WORKS VAR RT		02/01/2004	Citibank	03/01/2004	CALLED @ 100.0000	100,000.000	100,000	100,000	100,000									414	
396080-GV-9	GREENVILLE SC HOSP REV VAR RT		10/20/2004	MORGAN STANLEY	11/02/2004	MORGAN STANLEY	900,000.000	900,000	900,000	900,000									711	198
397090-ET-4	GREENWOOD CNTY SC REV VAR 10/1/34		06/25/2004	MORGAN STANLEY	09/13/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									279	7
451295-RA-9	IDAHO HEALTH FACS REV VAR 12/01/36		04/01/2004	AG EDWARDS	05/10/2004	AG EDWARDS	100,000.000	100,000	100,000	100,000									114	3
454912-AJ-5	INDIANA ST DEV FIN 05/01/2035 VAR		03/15/2004	MORGAN STANLEY	10/12/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									792	83
455398-LD-7	INDIANAPOLIS IND GAS UTIL VAR RT		01/05/2004	MORGAN STANLEY	01/20/2004	MORGAN STANLEY	200,000.000	200,000	200,000	200,000									77	
47206N-AG-7	JAY STR DEV NY FAC VAR RT 05/01/22		08/16/2004	MORGAN STANLEY	09/13/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									125	40
485424-JW-6	KANSAS ST DEPT TRANSN HWY VAR RT		02/06/2004	AG EDWARDS	12/13/2004	AG EDWARDS	1,000,000.000	1,000,000	1,000,000	1,000,000									5,334	
587829-AA-0	MERCER CNTY KY 05/01/23 VAR RT		02/17/2004	MORGAN STANLEY	10/12/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									789	13
59465E-4Q-3	MICHIGAN ST HOSP FIN AUTH VAR RT		07/01/2004	MORGAN STANLEY	10/12/2004	MORGAN STANLEY	300,000.000	300,000	300,000	300,000									1,961	104
59465E-4U-4	MICHIGAN ST HOSP REV VAR 11/15/26		05/25/2004	MORGAN STANLEY	10/15/2004	MORGAN STANLEY	200,000.000	200,000	200,000	200,000									1,075	45
60635R-A7-2	MISSOURI HLTH & ED VAR RT 6/1/31		01/29/2004	AG EDWARDS	12/13/2004	AG EDWARDS	1,200,000.000	1,200,000	1,200,000	1,200,000									12,220	56
60635H-XB-0	MISSOURI ST HEALTH & EDL VAR RATE		07/20/2004	MORGAN STANLEY	10/15/2004	MORGAN STANLEY	1,000,000.000	1,000,000	1,000,000	1,000,000									4,347	990
64468C-AT-1	NEW HAMPSHIRE ST BUS VAR RT		07/20/2004	MORGAN STANLEY	10/12/2004	MORGAN STANLEY	1,600,000.000	1,600,000	1,600,000	1,600,000									11,254	243
645779-BB-4	NEW JERSEY ECONOMIC DEV VAR RT		06/17/2004	MORGAN STANLEY	09/13/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									410	89
649660-LK-1	NEW YORK N Y VAR RT		06/01/2004	MORGAN STANLEY	06/18/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									61	12
64982P-SK-9	NEW YORK ST DORM VAR RT 1/15/32		04/26/2004	MORGAN STANLEY	12/10/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									772	
649845-FS-8	NEW YORK ST ENERGY POLL VAR RT		10/26/2004	MORGAN STANLEY	12/10/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									326	112
64984E-CN-3	NEW YORK ST ENERGY REV VAR RT		09/27/2004	MORGAN STANLEY	12/10/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									350	17
649842-BM-2	NEW YORK ST ENERGY VAR RT		12/01/2004	AG EDWARDS	12/13/2004	AG EDWARDS	200,000.000	200,000	200,000	200,000									107	16
649876-E3-9	NY ST LOC GOVT ASSIST REF VAR RT		09/23/2004	MORGAN STANLEY	12/10/2004	MORGAN STANLEY	400,000.000	400,000	400,000	400,000									1,155	14
677660-SK-9	OHIO ST WTR DEV AUTH POLL VAR RT		09/01/2004	MORGAN STANLEY	09/20/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									64	
79410S-AG-1	SALEM CNTY N J POLLTN VAR RT		05/17/2004	MORGAN STANLEY	12/10/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									815	33
83755V-HU-1	SOUTH DAKOTA ST HEALTH REV VAR RT		07/01/2004	MERRILL LYNCH	07/08/2004	MERRILL LYNCH	700,000.000	700,000	700,000	700,000										
876385-HD-0	TARRANT CNTY TEX HEALTH VAR RT		01/27/2004	MORGAN STANLEY	10/12/2004	MORGAN STANLEY	1,100,000.000	1,100,000	1,100,000	1,100,000									8,353	110
1799999	Subtotal - Bonds - States, Territories and Possessions						14,775,000.000	14,775,000	14,775,000	14,775,000									72,395	18,022
167501-N2-7	CHICAGO ILL BRD ED VAR RT		01/29/2004	AG EDWARDS	07/12/2004	AG EDWARDS	1,000,000.000	1,000,000	1,000,000	1,000,000									4,267	133

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	Change in Book/Adjusted Carrying Value					17	18	19	20	21
											12	13	14	15	16					
CUSIP Identi- fication	Description	Foreign	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consid- eration	Book/ Adjusted Carrying Value At Disposal Date	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (12+13-14)	Total Foreign Exchange Change in B./A.C.V.	Foreign 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
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions						1,000,000.000	1,000,000	1,000,000	1,000,000									4,267	133
36962G-WC-4	GENERAL ELEC CAP COR 5.35% 3/30/06		01/14/2004	Bank Of America	03/08/2004	MORGAN STANLEY	500,000.000	534,780	534,970	532,467		(2,313)		(2,313)			2,504	2,504	11,963	8,174
7425A0-AA-8	PRINCIPAL LIFE 144A 6.125 03/01/06		01/14/2004	MORGAN STANLEY	03/31/2004	RBC Dominion Secur	500,000.000	540,680	540,515	536,679		(4,001)		(4,001)			3,836	3,836	18,205	11,825
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)						1,000,000.000	1,075,460	1,075,485	1,069,146		(6,314)		(6,314)			6,340	6,340	30,168	19,999
6099998	Subtotal - Bonds						18,635,000.000	18,769,720	18,776,939	18,759,490		(10,230)		(10,230)			17,450	17,450	135,610	52,487
035128-20-6	ANGLOGOLD LTD		06/25/2004	Direct	07/08/2004	Direct	5,000.000	162,729	170,305	162,729							7,576	7,576		
037411-10-5	APACHE CORP		08/26/2004	Direct	08/27/2004	Direct	10,300.000	445,751	452,629	445,751							6,878	6,878		
038222-10-5	APPLIED MATERIALS INC		07/29/2004	Direct	08/02/2004	Direct	75,000.000	1,289,000	1,341,064	1,289,000							52,064	52,064		
192108-10-8	COEUR D 'ALENE MINES CORP IDAHO		06/24/2004	Undefined	09/27/2004	Direct	70,000.000	294,574	271,104	294,574							(23,470)	(23,470)		
35671D-85-7	FREEPORT-MCMORAN COPPER & GOLD		12/09/2004	Direct	12/17/2004	Direct	20,000.000	753,633	751,630	753,633							(2,003)	(2,003)	5,000	
358434-10-8	FRIEDMAN BILLINGS RAMSEY GROUP		04/27/2004	Direct	06/17/2004	Direct	12,900.000	278,640	262,199	278,640							(16,441)	(16,441)		
370442-10-5	GENERAL MOTORS CORPORATION		10/11/2004	Direct	11/12/2004	Undefined	20,000.000	831,600	802,937	831,600							(28,663)	(28,663)	10,000	
458140-10-0	INTEL CORP		10/01/2004	DB ALEX BROWN L	10/07/2004	Direct	50,000.000	1,024,820	1,065,200	1,024,820							40,380	40,380		
524908-10-0	LEHMAN BROTHERS HOLDINGS INC		04/22/2004	Direct	05/19/2004	Direct	15,000.000	1,140,674	1,134,758	1,140,674							(5,916)	(5,916)	2,400	
595112-10-3	MICRON		11/05/2004	Direct	11/17/2004	VARIOUS	50,000.000	620,241	649,626	620,241							29,385	29,385		
637640-10-3	NATIONAL SEMICONDUCTOR CORP		08/26/2004	Direct	09/09/2004	Direct	25,000.000	350,750	329,242	350,750							(21,508)	(21,508)		
6435EV-10-8	NEW CENTURY FINANCIAL CORP		10/14/2004	VARIOUS	11/09/2004	VARIOUS	75,336.000	3,579,552	3,715,356	3,579,552							135,804	135,804	3,800	
651639-10-6	NEWMONT MINING CORP		06/23/2004	Direct	07/08/2004	Direct	45,000.000	1,757,961	1,875,610	1,757,961							117,649	117,649		
670008-10-1	NOVELLUS SYSTEMS INC.		08/30/2004	Direct	09/13/2004	Direct	68,685.000	1,690,594	1,795,938	1,690,594							105,344	105,344		
717081-10-3	PFIZER INC.		03/17/2004	Direct	03/29/2004	Undefined	60,300.000	2,111,658	2,108,609	2,111,658							(3,049)	(3,049)		
882508-10-4	TEXAS INSTRUMENTS INC		08/11/2004	Direct	09/09/2004	VARIOUS	35,000.000	717,300	757,404	717,300							40,104	40,104		
887317-10-5	TIME WARNER INC.		10/01/2004	Direct	11/12/2004	Direct	35,800.000	591,817	620,034	591,817							28,217	28,217		
6899999	Subtotal - Common Stocks - Industrial and Miscellaneous (Unaffiliated)						X X X	17,641,294	18,103,645	17,641,294							462,351	462,351	21,200	
09248U-84-1	BLACKROCK MUNI-CASH FUND		11/30/2004	PROVIDENT INST'L	11/30/2004	PROVIDENT INST'L	7,001,134.730	7,001,135	7,001,135	7,001,135									5,670	
299920-30-6	EVERGREEN INST'L MUNI MMKT #496		11/30/2004	EVERGREEN	12/22/2004	EVERGREEN	2,001,028.790	2,001,029	2,001,029	2,001,029									2,733	
7199999	Subtotal - Common Stocks - Money Market Mutual Funds						X X X	9,002,164	9,002,164	9,002,164									8,403	
7299998	Total - Common Stocks						X X X	26,643,458	27,105,809	26,643,458							462,351	462,351	29,603	
7399999	Subtotal-Stocks						X X X	26,643,458	27,105,809	26,643,458							462,351	462,351	29,603	
7499999	Totals						X X X	45,413,178	45,882,748	45,402,948		(10,230)		(10,230)			479,801	479,801	165,213	52,487

SCHEDULE D - PART 6 - SECTION 1

Valuation of Shares of Subsidiary, Controlled or Affiliated Companies

1	2	3	4	5	6	7	8	Stock of Such Company Owned by Insurer on Statement Date	
								9	10
CUSIP Identification	Description Name of Subsidiary, Controlled or Affiliated Company	Foreign	NAIC Company Code or Alien Insurer Identification Number	NAIC Valuation Method (See SVO Purposes and Procedures manual)	Do Insurer's Assets Include Intangible Assets Connected with Holding of Such Company's Stock?	Total Amount of Such Intangible Assets	Book/ Adjusted Carrying Value	Number of Shares	% of Outstanding
01144#-10-1	Alamo Title Company			3B2C	No		13,328,299	30,200.000	100.000
76711#-10-6	Rio Grande Title Company			3B2C	No		210,273	50,226.000	20.000
000001-00-8	Titletek Inc.			3B2B	No			1,200.000	60.000
1799999	Subtotal - Common Stock - Other Affiliates						13,538,572	X X X	X X X
1899999	Subtotal - Common Stocks						13,538,572	X X X	X X X
1999999	Totals						13,538,572	X X X	X X X

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: $ 37,234,850
2. Total amount of intangible assets nonadmitted $ 0

SCHEDULE D - PART 6 - SECTION 2

1	2	3	4	Stock in Lower-Tier Company Owned Indirectly by Insurer on Statement Date	
				5	6
CUSIP Identification	Name of Lower-Tier Company	Name of Company Listed in Section 1 Which Controls Lower-Tier Company	Total Amount of Intangible Assets Included in Amount Shown in Column 7, Section 1	Number of Shares	% of Outstanding

NONE

SCHEDULE DA - PART 1

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

1	Codes		4	5	6	7	Change in Book/Adjusted Carrying Value				12	13	Interest						20
	2	3					8	9	10	11			14	15	16	17	18	19	
Description	Code	Foreign	Date Acquired	Name of Vendor	Maturity Date	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Par Value	Actual Cost	Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default	Non-Admitted Due and Accrued	Rate of	Effective Rate of	How Paid	Gross Amount Received	Paid for Accrued Interest
BLACKROCK TEMPORARY INV FUND			12/31/2004	PROVIDENT INST'L FUNDS	12/31/2005	576,265						576,265						958	
DREYFUS CASH MGMT FD#719			12/02/2004	Undefined	12/31/2005	2,558						2,558						29	
JP MORGAN PRIME MMF/PREMIER FU			12/30/2004	Undefined	12/31/2005	2,271,695						2,271,694						1,579	
8099999 Subtotal - Class One Money Market Mutual Funds						2,850,518					X X X	2,850,517			X X X	X X X	X X X	2,566	
8299999 Totals						2,850,518					X X X	2,850,517			X X X	X X X	X X X	2,566	

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

NONE 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 Schedule DB - Part E - Section 1

SCHEDULE E - PART 1 - CASH

1 Depository		2 Code	3 Rate of Interest	4 Amount of Interest Received During Year	5 Amount of Interest Accrued December 31 of Current Year	6 Balance	7 *
OPEN DEPOSITORIES							
Wells Fargo	Irvine CA		1.000	251		(2,341)	
Compass Bank	San Antonio TX					1,215,126	
Wood Forest National Bank	Tomball TX		0.950	4,996		500,000	
Bank of America	San Antonio TX		1.800	660		159,404	
0199998 Deposits in 0 depositories that do not exceed the allowable limit in any one depository (See Instructions) - open depositories.		X X X	X X X				X X X
0199999 Totals-Open Depositories		X X X	X X X	5,907		1,872,189	X X X
SUSPENDED DEPOSITORIES							
0299998 Deposits in 0 depositories that do not exceed the allowable limit in any one depository (See Instructions) - suspended depositories.		X X X	X X X				X X X
0299999 Totals - Suspended Depositories		X X X	X X X				X X X
0399999 Total Cash on Deposit		X X X	X X X	5,907		1,872,189	X X X
0499999 Cash in Company's Office		X X X	X X X	X X X	X X X		X X X
0599999 Total Cash		X X X	X X X	5,907		1,872,189	X X X

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

1. January	2,590,295	4. April	(870,918)	7. July	1,752,637	10. October	1,500,940
2. February	(275,892)	5. May	1,249,200	8. August	1,633,494	11. November	1,631,517
3. March	1,142,500	6. June	1,417,006	9. September	1,409,946	12. December	1,872,189

SCHEDULE E - PART 2 - CASH EQUIVALENTS

Show Investments Owned December 31 of Current Year

1 CUSIP Identification	2 Description	3 Code	4 Date Acquired	5 Rate of Interest	6 Maturity Date	7 Book/Adjusted Carrying Value	8 Amount of Interest Due & Accrued	9 Gross Investment Income

NONE

SCHEDULE E - PART 3 - SPECIAL DEPOSITS

1 Line Number	2 Type	3 Description of Deposit	4 Where Deposited and Purpose of Deposit	5 Par or Book Value	6 Statement Value (a)	7 Fair Value
	B	US Treasury 6.75% 5/15/05	Century Trust Bank by Ins Code 59A-5-18	100,000	101,939	101,565
NM99999		NEW MEXICO		100,000	101,939	101,565
9999997		Total - Special Deposits NOT held for the benefit of all Policyholders, Claimants, and Creditors of the Company		100,000	101,939	101,565
9999998		Total - Special Deposits held for the benefit of all Policyholders, Claimants, and Creditors of the Company		155,000	161,678	164,019
9999999		Totals		255,000	263,617	265,584

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