

ASSETS

	Current Year			Prior Year
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols 1 - 2)	4 Net Admitted Assets
1. Bonds	3,445,841,002	4,145,948	3,441,695,054	2,892,726,223
2. Stocks:				
2.1 Preferred stocks (Schedule D, Part 2, Section 1)	43,349,626	7,136,546	36,213,080	90,878,073
2.2 Common stocks (Schedule D, Part 2, Section 2)	1,364,178,395	30,985,433	1,333,192,962	1,033,087,594
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	78,092,343	530,042	77,562,301	62,346,010
3.2 Other than first liens	5,328,625	5,278,960	49,665	24,709
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 5,338,107 encumbrances)	158,434,859	11,132,182	147,302,677	157,119,943
4.2 Properties held for the production of income (less \$ 0 encumbrances)	6,123,345	98,308	6,025,037	6,829,532
4.3 Properties held for sale (less \$ 0 encumbrances)	7,830,879	729,895	7,100,984	9,699,764
5. Cash (\$ 1,052,574,650 Schedule E, Part 1) and short-term investments (\$ 521,018,840 Schedule DA, Part 2)	1,607,375,677	92,489	1,607,283,188	1,303,022,099
6. Other invested assets	156,888,393	34,618,405	122,269,988	113,594,808
7. Receivable for securities	734,321		734,321	19,035,745
8. Subtotals, cash and invested assets (Lines 1 to 7)	6,874,177,465	94,748,208	6,779,429,257	5,688,364,500
9. Title plants (Schedule H), less \$ 2,664,950, charged off	276,791,900	24,584,288	252,207,612	230,593,832
10. Title insurance premiums and fees receivable	315,949,913	84,981,533	230,968,380	180,276,237
11. Funds held by or deposited with reinsured companies				17,297
12. Reinsurance recoverables on loss and loss adjustment expense payments (Schedule F, Part 2, Col. 8)	13,131		13,131	26,179,978
13. Federal and foreign income tax recoverable and interest thereon (including \$ 236,628,370 net deferred tax asset)	303,412,541	182,081,074	121,331,467	95,932,025
14. Guaranty funds receivable or on deposit				
15. Electronic data processing equipment and software	25,860,551	9,961,655	15,898,896	25,738,950
16. Interest, dividends and real estate income due and accrued	53,525,641	143,502	53,382,139	51,547,651
17. Net adjustments in assets and liabilities due to foreign exchange rates	310,150		310,150	404,545
18. Receivable from parent, subsidiaries and affiliates	302,123,032	64,606,916	237,516,116	253,824,289
19. Other assets nonadmitted (Exhibit 1)	77,339,781	75,571,598	1,768,183	304,375
20. Aggregate write-ins for other than invested assets	378,972,297	275,997,021	102,975,276	91,305,424
21. TOTALS (Lines 8 to 20)	8,608,476,402	812,675,795	7,795,800,607	6,644,489,103

DETAILS OF WRITE-INS				
2001. company vehicle	229,262,234	192,405,960	36,856,274	35,230,529
2002.	119,451,696	61,084,454	58,367,242	49,058,298
2003.	22,093,623	20,486,014	1,607,609	536,129
2098. Summary of remaining write-ins for Line 20 from overflow page	8,164,744	2,020,593	6,144,151	6,480,468
2099. Totals (Lines 2001 through 2003 + 2098) (Line 20 above)	378,972,297	275,997,021	102,975,276	91,305,424

A. The above assets include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserve: Bonds \$ 1,734,644,764 ,
Short-term investments \$ 130,774,728 , Mortgages \$ 35,715,842 , Cash \$ 318,623,220 , Total \$ 2,219,758,554

SEGREGATED FUNDS HELD FOR OTHERS BY THE COMPANY

(Set apart in special accounts and excluded from company assets and liabilities)

B. Custodial funds in the amount of \$ 4,954,312,318 not included in the foregoing statement were held pursuant to the governing agreements of custody. These funds consist of \$ 4,941,721,016 in cash on deposit and \$ 12,590,304 in other forms of security.

LIABILITIES, SURPLUS AND OTHER FUNDS	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	500,449,172	427,031,108
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	2,806,716,172	2,460,186,663
3. Aggregate of other reserves required by law	308,094	308,094
4. Supplemental reserve (Part 2B, Col. 4, Line 12)	1,929,517	1,020,751
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers	7,342,877	5,083,722
6. Other expenses (excluding taxes, licenses and fees)	400,101,073	323,153,880
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	106,369,610	65,611,302
8. Federal and foreign income taxes (including \$ (10,329) on realized capital gains (losses)) (including \$ 6,413,453 net deferred tax liability)	53,661,379	54,594,652
9. Borrowed money \$ 19,705 and interest thereon \$ 0	17,555,774	11,426,211
10. Dividends declared and unpaid	8,632,418	774,727
11. Premiums and other consideration received in advance	25,777,491	29,803,869
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties	634,243	608,524
14. Amounts withheld or retained by company for account of others	4,020,694	6,353,676
15. Provision for unauthorized reinsurance		
16. Net adjustment in assets and liabilities due to foreign exchange rates		207
17. Drafts outstanding	12,717	9,404
18. Payable to parent, subsidiaries and affiliates	222,702,979	226,808,717
19. Payable for securities	1,260,622	1,790,784
20. Aggregate write-ins for other liabilities	906,158,659	817,559,365
21. Total liabilities (Lines 1 through 20)	5,063,633,491	4,432,125,656
22. Aggregate write-ins for special surplus funds	764,689	674,859
23. Common capital stock	411,572,514	310,854,371
24. Preferred capital stock	9,204,519	9,207,119
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes	9,873,312	10,380,429
27. Gross paid in and contributed surplus	804,640,914	769,847,067
28. Unassigned funds (surplus)	1,502,808,038	1,117,812,050
29. Less treasury stock, at cost:		
29.1 125,036 shares common (value included in Line 23 \$ 432,478)	5,981,170	5,956,248
29.2 470 shares preferred (value included in Line 24 \$ 1,730)	715,700	456,200
30. Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	2,732,167,116	2,212,363,447
31. Totals (Page 2, Line 21, Col. 3)	7,795,800,607	6,644,489,103

DETAILS OF WRITE-INS		
0301.	308,094	308,094
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)	308,094	308,094
2001. liability correction from 1999	821,476,575	734,568,432
2002.	67,733,630	65,835,319
2003.	16,645,079	17,142,106
2098. Summary of remaining write-ins for Line 20 from overflow page	303,375	13,508
2099. Totals (Lines 2001 through 2003 plus 2098) (Line 20 above)	906,158,659	817,559,365
2201.	1,111,766	1,056,116
2202.	(347,077)	(381,257)
2203.		
2298. Summary of remaining write-ins for Line 22 from overflow page		
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above)	764,689	674,859
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)	11,648,032,137	8,917,554,621
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	423,012,263	328,284,678
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	550,887,872	454,645,628
2. Aggregate write-ins for other operating income	60,228,973	50,753,993
3. Total Operating Income (Lines 1 through 2)	12,682,161,245	9,751,238,920
DEDUCT:		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	582,714,796	465,130,854
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	11,616,925,725	9,040,038,807
6. Aggregate write-ins for other operating deductions	2,376,108	3,586,226
7. Total Operating Deductions	12,202,016,629	9,508,755,887
8. Net operating gain or (loss) (Lines 3 minus 7)	480,144,616	242,483,033
INVESTMENT INCOME		
9. Net investment income earned (Exhibit of Net investment Income, Line 17)	324,147,231	366,926,098
10. Net realized capital gains and (losses) (Exhibit of Capital Gains (Losses))	(3,185,408)	12,062,921
11. Net investment gain or (loss) (Lines 9 + 10)	320,961,823	378,989,019
OTHER INCOME		
12. Aggregate write-ins for miscellaneous income or (loss)	895,354	1,881,760
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	802,001,793	623,353,812
14. Federal and foreign income taxes incurred	244,074,239	162,929,219
15. Net income (Lines 13 minus 14)	557,927,554	460,424,593
CAPITAL AND SURPLUS ACCOUNT		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	2,212,363,447	1,752,513,138
GAINS AND (LOSSES) IN SURPLUS		
17. Net income (from Line 15)	557,927,554	460,424,593
18. Net unrealized capital gains or losses	139,925,232	103,382,530
19. Change in net unrealized foreign exchange capital gain (loss)	(94,192)	262,775
20. Change in net deferred income tax	4,495,742	28,477,167
21. Change in nonadmitted assets (Exhibit 1, Line 6, Col. 3)	58,317,277	(95,525,742)
22. Change in provision for unauthorized reinsurance (Page 3, Line 15, Cols. 2 minus 1)		(185,418)
23. Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)	(783,226)	(146,772)
24. Change in surplus notes	(3,370,110)	4,153,465
25. Cumulative effect of changes in accounting principles	8,364,078	116,156,784
26. Capital Changes:		
26.1 Paid in	18,100,038	37,046,757
26.2 Transferred from surplus (Stock Dividend)	100,000,000	
26.3 Transferred to surplus		
27. Surplus Adjustments:		
27.1 Paid in	16,909,284	6,248,019
27.2 Transferred to capital (Stock Dividend)		
27.3 Transferred from capital		
28. Dividends to stockholders	(293,369,114)	(177,427,059)
29. Change in treasury stock (Page 3, Lines (29.1) and (29.2), Cols. 2 minus 1)	(416,127)	(558,042)
30. Aggregate write-ins for gains and losses in surplus	(86,202,767)	(22,458,748)
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	519,803,669	459,850,309
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	2,732,167,116	2,212,363,447

DETAILS OF WRITE-INS		
0201.	8,600,149	10,198,115
0202.	37,908,511	35,729,454
0203.	10,958,699	2,003,901
0298. Summary of remaining write-ins for Line 2 from overflow page	2,761,614	2,822,523
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above)	60,228,973	50,753,993
0601.	2,294,111	3,487,216
0602.	81,253	98,266
0603.	744	744
0698. Summary of remaining write-ins for Line 6 from overflow page		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above)	2,376,108	3,586,226
1201. consulting income	(49,692)	1,136,813
1202.	854,825	654,947
1203.	90,221	90,000
1298. Summary of remaining write-ins for Line 12 from overflow page		
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)	895,354	1,881,760
3001. surplus deduction	(68,014,966)	11,634,326
3002.	(11,099,559)	(4,871,166)
3003.	(5,318,707)	(21,584,208)
3098. Summary of remaining write-ins for Line 30 from overflow page	(1,769,535)	(7,637,700)
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)	(86,202,767)	(22,458,748)