



**TSS Software Corporation Celebrates 16th Anniversary with 64th
Consecutive Profitable Quarter**
Annapolis-based Title Technology Developer Posts Profit for 2Q

FOR IMMEDIATE RELEASE

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Annapolis, MD – July 8, 2009 – At a time when many title insurance and real estate-focused companies are struggling just to stay alive, national title technology developer TSS Software Corporation (TSS) is celebrating its 16th anniversary with its 64th consecutive quarter of profitability.

TSS is the nation's largest independent software provider dedicated exclusively to the settlement services industry. The privately-held Annapolis company will celebrate its 16th year in business in July by announcing a profitable second quarter—its 64th in a row. In other words, TSS has seen a profit each and every quarter of its existence.

"We have seen our business grow from its roots as a local provider to a leading national title technology firm," said Barbara Miller, President and Chief Operating Officer for TSS. "We consider ourselves fortunate, and are extremely grateful to our loyal customers and energetic team."

TSS has spent all 16 years of its existence in Annapolis, Maryland, and makes a point of emphasizing its hometown pride. "Our user conferences are always held here, and usually involve local Chesapeake Bay crabfeast," said Miller. But she cautions that the company places special emphasis on meeting the specific and localized needs of title agents in *any* location across the nation. "We put a particular focus on keeping our customers' local and state-specific forms databases updated, and rely on feedback from all corners of the nation," she said. "We may be based in Annapolis, but we often surprise our more distant customers with our knowledge of their local customs and regulations."

About TSS Software Corporation

TSS Software Corporation is America's leading independently-owned provider of software and services for real estate title, settlement, and abstracting companies. Its flagship product, TitleExpress, is the mission-critical software system selected by over

17,000 settlement services professionals nationwide. Its FreeHUD1.com website is a leading educational resource for the upcoming RESPA rule changes. For more information, go to www.iwantTSS.com, or call 443-321-5600.