

QUARTERLY STATEMENT

AS OF September 30, 2002
OF THE CONDITION AND AFFAIRS OF THE

Transnation Title Insurance Company



50012200220100103



NAIC Group Code 0099 0099 NAIC Company Code 50012 Employer's ID Number 86-0719450
(Current Period) (Prior Period)

Organized under the Laws of Arizona, State of Domicile or Port of Entry Arizona

Country of Domicile United States of America

Incorporated: September 15, 1992 Commenced Business: January 1, 1898

Statutory Home Office: 1850 North Central Avenue, Suite 1210 Phoenix, AZ 85004

Main Administrative Office: 101 Gateway Centre Parkway Richmond, VA 23235 804-267-8000

Mail Address: 101 Gateway Centre Parkway Richmond, VA 23235

Primary Location of Books and Records: 101 Gateway Centre Parkway Richmond, VA 23235 804-267-8000

Internet Website Address: www.landam.com

Statement Contact: Theodore North Denslow, III 804-267-8090
TDenslow@LANDAM.com 804-267-8845
(E-Mail Address) (Fax Number)

Policyowner Relations Contact: 101 Gateway Centre Parkway Richmond, VA 23235 804-267-8120

OFFICERS

President Janet Anne Alpert
Secretary William Chadwick Perrine
Treasurer Ronald Burgess Ramos

RECEIVED
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OFFERS

Executive Vice Presidents

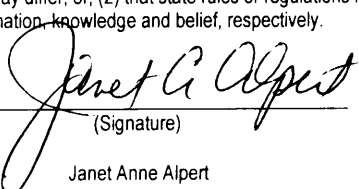
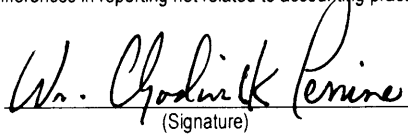
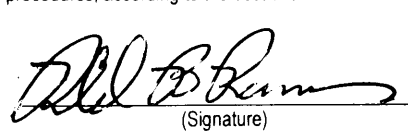
<u>Kenneth Astheimer</u>	<u>Theodore Lindy Chandler, Jr.</u>	<u>George William Evans</u>	<u>Russell Wood Jordan, III</u>
<u>David William Koshork</u>	<u>John Michael Obzud</u>	<u>Jeffrey Charles Selby</u>	<u>Jeffrey Dean Vaughari</u>
<u>Donald Charles Weigel, Jr.</u>			

DIRECTORS OR TRUSTEES

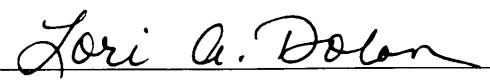
<u>Janet Anne Alpert</u>	<u>Theodore Lindy Chandler, Jr.</u>	<u>George William Evans</u>	<u>Charles Henry Foster, Jr.</u>
<u>David William Koshork</u>			

State of Virginia
County of Chesterfield 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.

 (Signature) Janet Anne Alpert (Printed Name) President	 (Signature) William Chadwick Perrine (Printed Name) Secretary	 (Signature) Ronald Burgess Ramos (Printed Name) Treasurer
--------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

Subscribed and sworn to before me this
11th day of November, 2002


Notary Public (seal)

My commission expires June 30, 2005.

ASSETS

	Current Statement Date			4 December 31, Prior Year Net Admitted Assets
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols 1 - 2)	
1. Bonds	114,206,308		114,206,308	105,995,548
2. Stocks:				
2.1 Preferred stocks				
2.2 Common stocks	6,171,289		6,171,289	6,950,717
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	35,350		35,350	78,202
3.2 Other than first liens	16,213	16,213		
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 1,963,755 encumbrances)	1,963,755		1,963,755	1,656,972
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 1,786,873) and short-term investments (\$ 5,707,092)	7,493,965		7,493,965	12,007,527
6. Other invested assets	660,845	396,152	264,693	
7. Receivable for securities	920,125		920,125	
8. Subtotals, cash and invested assets (Lines 1 to 7)	131,467,850	412,365	131,055,485	126,688,966
9. Title plants, less \$ 0 , charged off	7,315,972		7,315,972	7,171,784
10. Title insurance premiums and fees receivable	6,030,760	726,245	5,304,515	5,434,895
11. Funds held by or deposited with reinsured companies				
12. Reinsurance recoverables on loss and loss adjustment expense payments				
13. Federal and foreign income tax recoverable and interest thereon (including \$ 10,292,616 net deferred tax asset)	10,292,616	7,793,192	2,499,424	2,499,424
14. Guaranty funds receivable or on deposit				
15. Electronic data processing equipment and software	1,344,402	48,041	1,296,361	1,134,946
16. Interest, dividends and real estate income due and accrued	1,820,461	32,250	1,788,211	1,806,427
17. Net adjustments in assets and liabilities due to foreign exchange rates				
18. Receivable from parent, subsidiaries and affiliates	14,160,442		14,160,442	1,151,763
19. Other assets nonadmitted	2,534,969	2,534,969		
20. Aggregate write-ins for other than invested assets	3,458,116	2,243,616	1,214,500	1,372,180
21. TOTALS (Lines 8 to 20)	178,425,588	13,790,678	164,634,910	147,260,385

DETAILS OF WRITE-INS				
2001. Other miscellaneous assets	2,047,691	2,047,691		
2002. Goodwill	1,410,425	195,925	1,214,500	1,372,180
2003.				
2098. Summary of remaining write-ins for Line 20 from overflow page				
2099. Totals (Lines 2001 through 2003 + 2098) (Line 20 above)	3,458,116	2,243,616	1,214,500	1,372,180

A. The above assets include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserve:
Bonds \$ 0 , Short-term investments \$ 0 ,
Mortgages \$ 0 , Cash \$ 0 , Total \$ 0

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 \$ 105,787,794 not included in the foregoing statement were held pursuant to the governing agreements of custody. These funds consist of \$ 105,787,794 in cash on deposit and \$ 0 in other forms of security.

LIABILITIES, SURPLUS AND OTHER FUNDS	1	2
	Current Statement Date	December 31 Prior Year
1. Known claims reserve	6,563,779	5,820,763
2. Statutory premium reserve	53,982,145	52,697,528
3. Aggregate of other reserves required by law		
4. Supplemental reserve		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	5,500,021	5,960,704
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	1,660,309	1,166,318
8. Federal and foreign income taxes (including \$ 0 on realized capital gains (losses) (including \$ 0 net deferred tax liability)		
9. Borrowed money \$ 0 and interest thereon \$ 0	200,000	200,000
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance	95,236	70,075
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	645,311	929,497
19. Payable for securities	1,506,814	
20. Aggregate write-ins for other liabilities		200,000
21. Total liabilities (Lines 1 through 20)	70,153,615	67,044,885
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	10,000,000	10,000,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	36,580,687	36,580,687
28. Unassigned funds (surplus)	47,900,608	33,634,813
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)	94,481,295	80,215,500
31. Totals	164,634,910	147,260,385

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. Due to brokers and others		200,000
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)		200,000
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	2	3
	Current	Prior	Prior Year
	Year	Year	Ended
	to Date	to Date	December 31
OPERATING INCOME			
1. Title insurance and related income:			
1.1 Title insurance premiums earned	160,606,734	145,947,837	205,787,684
1.2 Escrow and settlement services	27,911,363	25,857,515	36,615,190
1.3 Other title fees and service charges	5,994,250	5,626,818	7,953,511
2. Aggregate write-ins for other operating income			
3. Total Operating Income (Lines 1 through 2)	194,512,347	177,432,170	250,356,385
DEDUCT:			
4. Losses and loss adjustment expenses incurred	10,581,093	8,913,002	13,507,200
5. Operating expenses incurred	173,655,802	158,062,654	220,552,823
6. Aggregate write-ins for other operating deductions			
7. Total Operating Deductions	184,236,895	166,975,656	234,060,023
8. Net operating gain or (loss) (Lines 3 minus 7)	10,275,452	10,456,514	16,296,362
INVESTMENT INCOME			
9. Net investment income earned	4,742,921	4,665,889	6,256,298
10. Net realized capital gains and (losses)	225,237	89,946	439,197
11. Net investment gain or (loss) (Lines 9 + 10)	4,968,158	4,755,835	6,695,495
OTHER INCOME			
12. Aggregate write-ins for miscellaneous income or (loss)			
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	15,243,610	15,212,349	22,991,857
14. Federal and foreign income taxes incurred	3,377,701	3,617,920	6,304,364
15. Net income (Lines 13 minus 14)	11,865,909	11,594,429	16,687,493
CAPITAL AND SURPLUS ACCOUNT			
16. Surplus as regards policyholders, December 31 prior year	80,215,500	63,705,262	63,705,262
GAINS AND (LOSSES) IN SURPLUS			
17. Net income (from Line 15)	11,865,909	11,594,429	16,687,493
18. Net unrealized capital gains or (losses)	(459,009)	275,689	148,722
19. Change in net unrealized foreign exchange capital gain (loss)			
20. Change in net deferred income taxes			1,649,768
21. Change in nonadmitted assets	2,858,895	(1,011,294)	653,045
22. Change in provision for unauthorized reinsurance			
23. Change in supplemental reserves			
24. Change in surplus notes			
25. Cumulative effect of changes in accounting principles		3,721,214	3,721,210
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			(6,350,000)
29. Change in treasury stock			
30. Aggregate write-ins for gains and losses in surplus			
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	14,265,795	14,580,038	16,510,238
32. Surplus as regards policyholders as of statement date (Lines 16 plus 31)	94,481,295	78,285,300	80,215,500

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

CASH FLOW		1	2
		Current Year to Date	Prior Year Ended December 31
1.	Premiums and other charges collected	196,084,157	249,094,916
2.	Loss and loss adjustment expenses paid (net of salvage and subrogation)	9,838,077	13,023,672
3.	Total operating expenses paid	173,622,494	217,471,078
4.	Cash from operations (Line 1 minus Line 2 minus Line 3)	12,623,586	18,600,166
5.	Investment income (net of investment expense)	5,090,763	6,645,427
6.	Other income received (expenses paid)		
7.	Federal income taxes (paid) recovered	(3,377,701)	(6,304,364)
8.	Net cash from operations (Lines 4 to 7)	14,336,648	18,941,229
9.	Proceeds from investments sold, matured or repaid:		
9.1	Bonds	20,886,130	21,584,186
9.2	Stocks		
9.3	Mortgage loans	48,127	82,414
9.4	Real estate		
9.5	Other invested assets	61,604	157,957
9.6	Net gains or (losses) on cash and short-term investments		
9.7	Miscellaneous proceeds		
9.8	Total investment proceeds (Lines 9.1 to 9.7)	20,995,861	21,824,557
10.	Other cash provided:		
10.1	Net transfers from affiliates		
10.2	Borrowed funds received		200,000
10.3	Capital paid in		
10.4	Surplus paid in		
10.5	Other sources	293,279	6,228,481
10.6	Total other cash provided (Lines 10.1 to 10.5)	293,279	6,428,481
11.	Total (Line 8 plus Line 9.8 plus Line 10.6)	35,625,788	47,194,267
12.	Cost of investments acquired (long-term only):		
12.1	Bonds	28,646,836	27,412,306
12.2	Stocks	1,000	
12.3	Mortgage loans		
12.4	Real estate	394,904	547,114
12.5	Other invested assets	264,693	71,401
12.6	Miscellaneous applications		
12.7	Total investments acquired (Lines 12.1 to 12.6)	29,307,433	28,030,821
13.	Other cash applied:		
13.1	Dividends to stockholders paid		6,350,000
13.2	Net transfers to affiliates	8,895,528	381,716
13.3	Borrowed funds repaid		
13.4	Other applications	1,936,389	4,885,570
13.5	Total other cash applied (Lines 13.1 to 13.4)	10,831,917	11,617,286
14.	Total (Line 12.7 plus Line 13.5)	40,139,350	39,648,107
15.	Net change in cash and short-term investments (Line 11 minus Line 14)	(4,513,562)	7,546,160
RECONCILIATION			
16.	Cash and short-term investments:		
16.1	Beginning of year	12,007,527	4,461,367
16.2	End of period (Line 15 plus Line 16.1)	7,493,965	12,007,527

NOTES TO FINANCIAL STATEMENTS

17. Sale, Transfer and Servicing of Financial Assets and Extinguishments of Liabilities
- C. Wash Sales
- None

GENERAL INTERROGATORIES

(Responses to these interrogatories should be based on changes that have occurred since prior year end unless otherwise noted)

PART 1 - COMMON INTERROGATORIES

GENERAL

- 1.1

Did the reporting entity implement any significant accounting policy changes which would require disclosure in the Notes to the Financial Statements?

Yes [☐] No [☒]
- 1.2

If yes, explain:
- 2.1

Did the reporting entity experience any material transactions requiring the filing of Disclosure of Material Transactions with the State of Domicile, as required by the Model Act?

Yes [☐] No [☒]
- 2.2

If yes, has the report been filed with the domiciliary state?

Yes [☐] No [☒]
- 3.1

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 [☒]
- 3.2

If yes, date of change:

If not previously filed, furnish herewith a certified copy of the instrument as amended.
4.

Have there been any substantial changes in the organizational chart since the prior quarter end?

If yes, attach an organizational chart.

Yes [☐] No [☒]
- 5.1

Has the reporting entity been a party to a merger or consolidation during the period covered by this statement?

Yes [☐] No [☒]
- 5.2

If yes, provide the name of 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.

If the reporting entity is subject to a management agreement, including third-party administrator(s), managing general agent(s), attorney-in-fact, or similar agreement, have there been any significant changes regarding the terms of the agreement or principals involved?

If yes, attach an explanation.

Yes [☐] No [☐] N/A [☒]
- 7.1

State as of what date the latest financial examination of the reporting entity was made or is being made.

12/31/1999
- 7.2

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.

12/31/1999
- 7.3

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).

09/26/2000
- 7.4

By what department or departments? Arizona Department of Insurance
- 8.1

Has this 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 [☒]
- 8.2

If yes, give full information

GENERAL INTERROGATORIES (Continued)

(Responses to these interrogatories should be based on changes that have occurred since prior year end unless otherwise noted)

INVESTMENT

9.1 Has there been any change in the reporting entity's own preferred or common stock? Yes [] No [X]

9.2 If yes, explain

10.1 Were any of the stocks, bonds, or other assets of the reporting entity loaned, placed under option agreement, or otherwise made available for use by another person? (Exclude securities under securities lending agreements.) Yes [] No [X]

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

11. Amount of real estate and mortgages held in other invested assets in Schedule BA: \$

12. Amount of real estate and mortgages held in short-term investments: \$

13.1 Does the reporting entity have any investments in parent, subsidiaries and affiliates? Yes [X] No []

13.2 If yes, please complete the following:

	1	2
	Prior Year-End Statement Value	Current Quarter Statement Value
13.21 Bonds	\$	\$
13.22 Preferred Stock	\$	\$
13.23 Common Stock	\$ 6,707,145	\$ 6,171,289
13.24 Short-Term Investments	\$	\$
13.25 Mortgages, Loans or Real Estate	\$	\$
13.26 All Other	\$	\$
13.27 Total Investment in Parent, Subsidiaries and Affiliates (Subtotal Lines 13.21 to 13.26)	\$ 6,707,145	\$ 6,171,289
13.28 Total Investment in Parent included in Lines 13.21 to 13.26 above	\$	\$
13.29 Receivable from Parent not included in Lines 13.21 to 13.26 above	\$	\$

14.1 Does the reporting entity have any hedging transactions reported on Schedule DB? Yes [] No [X]

14.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? Yes [] No [X]

If no, attach a description with this statement.

15. 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 []

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

1	2
Name of Custodian(s)	Custodian Address
SunTrust Bank	919 E. Main Street, Richmond, VA 23219

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

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

15.3 Have there been any changes, including name changes, in the custodian(s) identified in 15.1 during the current year? Yes [] No [X]

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

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

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

1	2	3
Central Registration Depository	Name(s)	Address

GENERAL INTERROGATORIES
(continued)
PART 2 - TITLE

1.

If the reporting entity is a member of a pooling arrangement, did the agreement or the reporting entity's participation change?
If yes, attach an explanation.

Yes [] No [] N/A [X]
2.

Has the reporting entity reinsured any risk with any other reporting 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?
If yes, attach an explanation.

Yes [] No [X]
- 3.1

Have any of the reporting entity's primary reinsurance contracts been canceled?

Yes [] No [X]
- 3.2

If yes, give full and complete information thereto
- 4.1

Are any of the liabilities for unpaid losses and loss adjustment expenses discounted to present value at a rate of interest greater than zero.

Yes [] No [X]
- 4.2

If yes, complete the following schedule:

1 Line of Business	2 Maximum Interest	3 Discount Rate	TOTAL DISCOUNT				DISCOUNT TAKEN DURING PERIOD			
			4 Unpaid Losses	5 Unpaid LAE	6 IBNR	7 TOTAL	8 Unpaid Losses	9 Unpaid LAE	10 IBNR	11 TOTAL
TOTAL										

SCHEDULE A - VERIFICATION

	1	2	3	4
	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/adjusted carrying value, beginning of period	1,656,972	1,637,823	1,993,399	1,204,951
2. Increase (decrease) by adjustment	(29,027)	(29,450)	(29,644)	(95,093)
3. Cost of acquired				
4. Cost of additions to and permanent improvements	9,878	385,026		547,114
5. Total profit (loss) on sales				
6. Increase (decrease) by foreign exchange adjustment:				
7. Amount received on sales				
8. Book/adjusted carrying value at end of current period	1,637,823	1,993,399	1,963,755	1,656,972
9. Total valuation allowance				
10. Subtotal (Lines 8 plus 9)	1,637,823	1,993,399	1,963,755	1,656,972
11. Total nonadmitted amounts				
12. Statement value, current period (Page 2, real estate lines, current period)	1,637,823	1,993,399	1,963,755	1,656,972

SCHEDULE B - VERIFICATION

	1	2	3	4
	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/recorded investment excluding accrued interest on mortgages owned, beginning of period	128,653	124,512	82,198	211,067
2. Amount loaned during period:				
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 period	4,141	42,314	2,695	82,414
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	124,512	82,198	79,503	128,653
10. Total valuation allowance	(28,964)	(28,964)	(27,940)	(28,964)
11. Subtotal (Lines 9 plus 10)	95,548	53,234	51,563	99,689
12. Total nonadmitted amounts	18,874	39,441	16,213	21,488
13. Statement value of mortgages owned at end of current period	76,674	13,793	35,350	78,201

SCHEDULE BA - VERIFICATION
Other Invested Assets Included in Schedule BA

	1	2	3	4
Description	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/adjusted carrying value of long-term invested assets owned, beginning of period	483,969	457,368	707,862	608,800
2. Cost of acquisitions during period:				
2.1 Actual cost at time of acquisitions		264,693		71,401
2.2 Additional investment made after acquisitions				
3. Accrual of discount				
4. Increase (decrease) by adjustment				(38,275)
5. Total profit (loss) on sale				
6. Amounts paid on account or in full during the period	26,601	14,199	20,804	157,957
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	457,368	707,862	687,058	483,969
10. Total valuation allowance	(27,652)	(26,940)	(26,213)	(28,177)
11. Subtotal (Lines 9 plus 10)	429,716	680,922	660,845	455,792
12. Total nonadmitted amounts	429,716	416,229	396,152	455,792
13. Statement value of long term invested assets at end of current period		264,693	264,693	

SCHEDULE D - PART 1B

Showing the Acquisitions, Dispositions and Non-Trading Activity
During the Current Quarter for all Bonds and Preferred Stock by Rating Class

	1	2	3	4	5	6	7	8
	Statement Value Beginning of Current Quarter	Acquisitions During Current Quarter	Dispositions During Current Quarter	Non-Trading Activity During Current Quarter	Statement Value End of First Quarter	Statement Value End of Second Quarter	Statement Value End of Third Quarter	Statement Value December 31 Prior Year
BONDS								
1. Class 1	118,773,372	12,437,015	17,996,049	(132,290)	115,942,972	118,773,372	113,082,048	109,112,907
2. Class 2	11,303,333	8,504,346	12,971,953	(4,377)	6,040,188	11,303,333	6,831,349	7,540,890
3. Class 3								
4. Class 4								
5. Class 5								
6. Class 6								
7. Total Bonds	130,076,705	20,941,361	30,968,002	(136,667)	121,983,160	130,076,705	119,913,397	116,653,797
PREFERRED STOCK								
8. Class 1								
9. Class 2								
10. Class 3								
11. Class 4								
12. Class 5								
13. Class 6								
14. Total Preferred Stock								
15. Total Bonds & Preferred Stock	130,076,705	20,941,361	30,968,002	(136,667)	121,983,160	130,076,705	119,913,397	116,653,797

SCHEDULE DA - PART 1

Short-Term Investments Owned End of Current Quarter

	1	2	3	4	5
	Book/Adjusted Carrying Value	Par Value	Actual Cost	Amount of Interest Received Current Quarter	Paid for Accrued Interest
8099999Totals	5,707,093	X X X	5,707,093	72,802	

SCHEDULE DA - PART 2 - Verification

Short-Term Investments Owned

	1	2	3	4
	First Quarter Current Year	Second Quarter Current Year	Third Quarter Current Year	Prior Year Ended December 31
1. Book/adjusted carrying value, beginning of period	10,658,250	9,900,979	15,295,864	1,837,423
2. Cost of short-term investments acquired	6,181,570	11,873,714	10,146,234	33,966,341
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	6,938,841	6,478,828	19,735,005	25,145,515
7. Book/adjusted carrying value, current period	9,900,979	15,295,865	5,707,093	10,658,249
8. Total valuation allowance				
9. Subtotal (Lines 7 plus 8)	9,900,979	15,295,865	5,707,093	10,658,249
10. Total nonadmitted amounts				
11. Statement value (Lines 9 minus 10)	9,900,979	15,295,865	5,707,093	10,658,249
12. Income collected during period	43,328	47,760	72,802	243,386
13. Income earned during period	34,029	51,715	68,635	248,607

NONE	Schedule DB Part F Section 1
NONE	Schedule DB Part F Section 2
NONE	Schedule F

SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN
Current Year to Date - Allocated by States and Territories

States, etc.		1 Is Insurer Licensed? (Yes or No)	Direct Premiums Written		Direct Losses Paid (Deducting Salvage)		Direct Losses Unpaid	
			2 Current Year To Date	3 Prior Year To Date	4 Current Year To Date	5 Prior Year To Date	6 Current Year To Date	7 Prior Year To Date
1. Alabama	AL	YES			1,918	907	9,054	357
2. Alaska	AK	NO						
3. Arizona	AZ	YES	20,009,210	17,571,735	465,948	886,453	363,321	546,547
4. Arkansas	AR	YES	178,854	146,715	400			4,113
5. California	CA	YES	10,412,593	13,026,868	628,552	764,907	348,329	627,410
6. Colorado	CO	YES	19,688,468	20,211,609	873,499	598,089	546,185	286,704
7. Connecticut	CT	YES	37,579	49,624				
8. Delaware	DE	YES	3,356,829	2,396,375	55,390	13,855	35,167	27,176
9. Dist. Columbia	DC	YES						5,000
10. Florida	FL	YES	(1,900)	1,055	43,481	44,972	184,001	196,841
11. Georgia	GA	YES	48,160	62,569	(1,110)	(546)	5,088	5,110
12. Hawaii	HI	YES						
13. Idaho	ID	YES	5,934,532	5,139,884	133,742	486,983	242,174	124,691
14. Illinois	IL	YES	1,134,840	979,542	98,081	201,601	156,487	402,971
15. Indiana	IN	YES	115,370	64,871				
16. Iowa	IA	NO						
17. Kansas	KS	NO			15,904			
18. Kentucky	KY	YES	31,978	67,465	101,271		276,443	
19. Louisiana	LA	YES						
20. Maine	ME	NO						
21. Maryland	MD	YES			2,985	15,490	17,027	337,760
22. Massachusetts	MA	YES	108,403	88,224	1,861	8,179	1,179	85
23. Michigan	MI	YES	44,383,053	36,916,763	2,345,344	2,054,100	1,001,779	521,677
24. Minnesota	MN	YES	317	2,073	426	6,231	9,798	6,184
25. Mississippi	MS	NO						
26. Missouri	MO	YES	2,238,111	1,980,205	841,680	885,565	528,367	659,435
27. Montana	MT	YES						
28. Nebraska	NE	YES	112,162	83,780	184		4,835	
29. Nevada	NV	YES			(3,421)		33,076	
30. New Hampshire	NH	YES						
31. New Jersey	NJ	YES	2,420,307	2,281,758	327,752	445,317	665,743	98,843
32. New Mexico	NM	YES	54,110	30,127	4,383	5,228	41	5,491
33. New York	NY	NO						
34. North Carolina	NC	YES	63,261	72,007	3,214	64,057	28,212	9,882
35. North Dakota	ND	NO						
36. Ohio	OH	YES	1,325,888	932,039	30,620	373,385	10,612	21,794
37. Oklahoma	OK	YES	101,351	80,610			1,702	1,702
38. Oregon	OR	YES	18,418,714	15,064,701	218,425	182,376	96,132	158,917
39. Pennsylvania	PA	YES	512,277	381,043		32	5,142	5,142
40. Rhode Island	RI	YES						
41. So. Carolina	SC	YES						
42. So. Dakota	SD	NO						
43. Tennessee	TN	YES	191,018	180,210			5,000	
44. Texas	TX	YES	2,143,098	2,729,447	218,493	78,885	87,477	112,417
45. Utah	UT	YES	6,265,475	5,307,204	128,573	(106,765)	93,504	18,429
46. Vermont	VT	NO						
47. Virginia	VA	YES				3,961	3,560	809
48. Washington	WA	YES	20,506,996	20,024,206	3,172,818	1,735,175	1,747,185	1,217,067
49. West Virginia	WV	NO						
50. Wisconsin	WI	YES	1,761,182	874,886	127,663	47,490	57,158	51,754
51. Wyoming	WY	YES						
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)	41	161,552,236	146,747,595	9,838,076	8,795,927	6,563,778	5,454,308
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 thru 5703 plus 5798) (Line 57 above)		X X X						

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

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

NONE

PART 1 - LOSS EXPERIENCE

	Current Year to Date				5 Prior Year to Date Direct Loss Percentage
	1 Direct Premiums Written	2 Other Income (Page 4, Lines 1.2 + 1.3 + 2)	3 Direct Losses Incurred	4 Direct Loss Percentage Cols. 3 / (1 + 2)	
1. Direct operations	71,048,659	33,905,612	4,653,433	4.434	4.180
2. Agency operations:					
2.1 Non-affiliated agency operations	85,548,595		5,603,126	6.550	6.070
2.2 Affiliated agency operations	4,954,982		324,534	6.550	6.070
3. Totals	161,552,236	33,905,612	10,581,093	5.413	5.000

PART 2 - DIRECT PREMIUMS WRITTEN

	1 Current Quarter	2 Current Year to Date	3 Prior Year Year to Date
1. Direct operations	24,986,391	71,048,659	69,716,567
2. Agency operations:			
2.1 Non-affiliated agency operations	37,617,658	85,548,595	72,774,076
2.2 Affiliated agency operations	2,161,918	4,954,982	4,256,950
3. Totals	64,765,967	161,552,236	146,747,593

SUPPLEMENTAL EXHIBITS AND SCHEDULES

INTERROGATORIES

The following supplemental reports are required to be filed as part of your 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 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
1. Will the SVO Compliance Certification be filed with this statement?	Yes
EXPLANATION:	
BAR CODE:	

NONE

Schedule A Part 2 and 3

NONE

Schedule B Part 1 and 2

NONE

Schedule BA Part 1 and 2

Statement as of September 30, 2002 of theTransnation Title Insurance Company

SCHEDULE D - PART 3

Showing all Long-term Bonds and Stock Acquired by the Company During the Current Quarter

1	2	3	4	5	6	7	8	9
CUSIP Identification	Description	Date Acquired	Name of Vendor	Number of Shares of Stock	Actual Cost	Par Value	Paid for Accrued Interest and Dividends	NAIC Designation (a)
36213D-G5-1	GNMA Pool #551120	09/27/2002	Ubs Securities		533,244	509,976.00		1
36225B-ET-1	GNMA Pool #781046	09/24/2002	BBT		501,036	482,635.00	2,091	1
36225B-ND-6	GNMA Pool #781288	07/17/2002	Salomon Bro. Smith Barney		1,047,241	1,017,356.00	3,857	1
36225B-SG-4	GNMA Pool #781419	07/10/2002	BBT		739,058	697,636.00	3,052	1
912827-6N-7	US Treasury Note	08/02/2002	Greenwich Capital Markets		1,093,203	1,000,000.00	12,344	1
0399999	Total Bonds U. S. Government			X X X	3,913,782	3,707,603.00	21,344	X X X
721665-BH-9	Pima Cnty AZ Community College	07/19/2002	Bank Of America		872,378	845,000.00	2,699	1PE
3103996	Bonds - Special Revenue and Special Assessment Obligations - AZ			X X X	872,378	845,000.00	2,699	X X X
46613Q-AH-7	Jacksonville Elect Power	08/09/2002	Wachovia Bank		110,836	100,000.00		1PE
3110996	Bonds - Special Revenue and Special Assessment Obligations - FL			X X X	110,836	100,000.00		X X X
472904-FV-8	Jefferson Cnty KY Sch Dist Fin	07/23/2002	Howe Barnes		519,560	500,000.00	1,958	2PE
3118996	Bonds - Special Revenue and Special Assessment Obligations - KY			X X X	519,560	500,000.00	1,958	X X X
67755C-DS-5	Ohio ST Building Authority	09/27/2002	Lehman Bros		458,460	400,000.00		1PE
67755C-DT-3	Ohio ST Building Authority	09/27/2002	Lehman Bros		515,111	450,000.00		1PE
3136996	Bonds - Special Revenue and Special Assessment Obligations - OH			X X X	973,571	850,000.00		X X X
3199999	Total Bonds Special Revenue and Special Assessment Obligations			X X X	2,476,345	2,295,000.00	4,657	X X X
3134A2-T9-9	FHLMC Note	08/19/2002	Goldman Sachs & Co		519,922	500,000.00	2,500	1PE
441812-GF-5	Household Finance Corp	07/24/2002	Bear Sterns & Co		1,025,360	1,000,000.00	14,667	1PE
49306C-AE-1	Key Bank	09/06/2002	BBT		521,140	500,000.00	2,296	1PE
524909-AX-6	Lehman Brothers Inc	08/02/2002	Morgan Stanley & Co Inc		552,565	500,000.00	2,253	1PE
617446-DE-6	Morgan Stanley Dean Witter	07/25/2002	Morgan Stanley & Co Inc		1,042,520	1,000,000.00	1,563	1
78387G-AK-9	SBC Communications Inc	08/14/2002	Salomon Bro. Smith Barney		743,494	755,000.00		1PE
4599999	Total Bonds Industrial and Miscellaneous			X X X	4,405,001	4,255,000.00	23,279	X X X
6099997	Total Bonds Part 3			X X X	10,795,128	10,257,603.00	49,280	X X X
6099999	Total Bonds			X X X	10,795,128	10,257,603.00	49,280	X X X
7299999	Totals				10,795,128	X X X	49,280	X X X

(a) For all common stock bearing the NAIC designation "U" provide: the number of such issues

Statement as of September 30, 2002 of theTransnation Title Insurance Company

SCHEDULE D - PART 4

Show All Long-term Bonds and Stock Sold, Redeemed or Otherwise Disposed of by the Company During the Current Quarter

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CUSIP Identification	Description	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consideration	Par Value	Actual Cost	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest on Bonds Received During Year	Dividends on Stocks Received During Year	NAIC Designation (a)
36200R-AA-0	GNMA Pool #569801	09/15/2002	PRINCIPAL RECEIPT		8,919	8,919.00	8,822	8,919	98					165		1
36200R-LX-8	GNMA Pool #570142	09/15/2002	PRINCIPAL RECEIPT		9,143	9,143.00	9,054	9,143	89					112		1
36200R-YA-4	GNMA Pool #570505	09/15/2002	PRINCIPAL RECEIPT		67,138	67,138.00	68,292	67,138	(1,154)					3,004		1
36201E-NF-3	GNMA I 30-Yr #580990	09/15/2002	PRINCIPAL RECEIPT		47,235	47,235.00	48,110	47,235	(875)					1,506		1
36202D-KY-6	GNMA IIPool #003011	09/20/2002	PRINCIPAL RECEIPT		28,207	28,207.00	28,853	28,207	(662)					2,640		1
36206A-R3-9	GNMA Pool #405606	09/15/2002	PRINCIPAL RECEIPT		70,048	70,048.00	71,906	70,048	(2,012)					6,155		1
36207K-KS-8	GNMA Pool #434205	09/15/2002	PRINCIPAL RECEIPT		30,343	30,343.00	29,959	30,343	385					1,738		1
36208X-NN-7	GNMA Pool #463997	09/15/2002	PRINCIPAL RECEIPT		206,968	206,968.00	205,028	206,968	1,885					12,579		1
36209Q-6A-8	GNMA Pool #478865	09/15/2002	PRINCIPAL RECEIPT		36,611	36,611.00	35,931	36,611	620					1,995		1
36209V-BN-3	GNMA Pool #482545	09/15/2002	PRINCIPAL RECEIPT		78,410	78,410.00	78,692	78,410	(270)					7,216		1
36210B-GF-6	GNMA Pool #487198	09/15/2002	PRINCIPAL RECEIPT		21,311	21,311.00	19,779	21,311	1,484					1,102		1
36213D-CY-2	GNMA Pool #550987	09/15/2002	PRINCIPAL RECEIPT		34,197	34,197.00	34,710	34,197	(513)					1,221		1
362173-UY-0	GNMA Pool #211299	09/15/2002	PRINCIPAL RECEIPT		1,796	1,796.00	1,791	1,796	4					921		1
36217P-C9-6	GNMA Pool #199096	09/15/2002	PRINCIPAL RECEIPT		31,522	31,522.00	31,438	31,522	71					1,583		1
36217S-BM-2	GNMA Pool #201744	09/15/2002	PRINCIPAL RECEIPT		15,011	15,011.00	14,971	15,011	34					803		1
36217X-WU-0	GNMA Pool #206859	09/15/2002	PRINCIPAL RECEIPT		2,659	2,659.00	2,651	2,659	7					567		1
36218H-EN-0	GNMA Pool #222541	09/15/2002	PRINCIPAL RECEIPT		10,561	10,561.00	10,532	10,561	24					1,192		1
36218K-JY-4	GNMA Pool #224479	09/15/2002	PRINCIPAL RECEIPT		19,918	19,918.00	19,865	19,918	49					1,804		1
36225A-BK-5	GNMA Pool #780042	09/15/2002	PRINCIPAL RECEIPT		83,009	83,009.00	86,301	83,009	(3,833)					8,412		1
36225B-EA-2	GNMA Pool #781029	09/15/2002	PRINCIPAL RECEIPT		125,201	125,201.00	124,975	125,201	226					8,183		1
36225B-G5-1	GNMA Pool #781120	09/15/2002	PRINCIPAL RECEIPT		39,491	39,491.00	38,331	39,491	1,130					3,100		1
36225B-G9-3	GNMA Pool #781124	09/15/2002	PRINCIPAL RECEIPT		63,533	63,533.00	64,287	63,533	(744)					5,226		1
36225B-JC-3	GNMA Pool #781159	09/15/2002	PRINCIPAL RECEIPT		41,172	41,172.00	42,909	41,172	(1,756)					3,852		1
36225B-LF-3	GNMA Pool #781226	09/15/2002	PRINCIPAL RECEIPT		36,109	36,109.00	36,515	36,109	(406)					798		1
36225B-LL-0	GNMA Pool #781231	09/15/2002	PRINCIPAL RECEIPT		106,153	106,153.00	110,133	106,153	(3,954)					8,187		1
36225B-ND-6	GNMA Pool #781288	09/15/2002	PRINCIPAL RECEIPT		54,637	54,637.00	56,242	54,637	(1,605)					338		1
36225B-PC-6	GNMA Pool #781319	09/15/2002	PRINCIPAL RECEIPT		48,689	48,689.00	50,706	48,689	(2,016)					341		1PE
36225B-SG-4	GNMA Pool #781419	09/15/2002	PRINCIPAL RECEIPT		82,885	82,885.00	87,806	82,885	(4,921)					258		1
912827-6H-0	US Treasury Note	08/09/2002	MATURITY		1,200,000	1,200,000.00	1,199,531	1,200,000	146					74,967		1PE
0399999	Subtotal - Bonds - U.S. Governments			X X X	2,600,876	2,600,876.00	2,618,120	2,600,876	(18,469)					159,965	X X X	X X X
646038-H7-7	New Jersey St	07/15/2002	MATURITY		1,000,000	1,000,000.00	1,061,370	1,000,000	(9,949)					55,000		1PE
1731996	Bonds - States, Territories and Possessions - NJ			X X X	1,000,000	1,000,000.00	1,061,370	1,000,000	(9,949)					55,000	X X X	X X X
917542-HM-7	Utah State	07/01/2002	MATURITY		500,000	500,000.00	522,650	500,000	(3,437)					25,000		1PE
1745996	Bonds - States, Territories and Possessions - UT			X X X	500,000	500,000.00	522,650	500,000	(3,437)					25,000	X X X	X X X
939745-E9-2	Washington State	09/26/2002	BancAmerica Robertson		909,500	850,000.00	886,193	873,736	(7,288)			35,764	35,764	53,125		1PE
1748996	Bonds - States, Territories and Possessions - WA			X X X	909,500	850,000.00	886,193	873,736	(7,288)			35,764	35,764	53,125	X X X	X X X

(a) For all common stock bearing the NAIC designation "U" provide: the number of such issues