

Subsidiaries of LandAmerica Financial Group, Inc.

As of 10/6/2004

<u>LandAmerica Financial Group, Inc. (Direct subsidiaries in bold)</u>	State of Incorporation or organization	% of Direct or Indirect Ownership
Beech Fly, LLC	Virginia	90%
Buyers Home Warranty Company	California	100%
Commonwealth Land Title Insurance Company	Pennsylvania	100%
Atlantic Title & Abstract Company	Delaware	100%
<i>ATACO, Inc.</i>	Pennsylvania	100%
Closingguard, Inc.	Delaware	100% Preferred 18.9% Common
	Pennsylvania	100%
CLTIC – RELO, Inc.	Delaware	51%
<i>The Resource Alliance Group, Inc.</i>	New Jersey	49.5%
<i>The Resource Alliance Limited Partnership</i>	District of Columbia	100%
Commercial Settlements, Inc.	California	100%
Commonwealth Land Title Company	Texas	100%
Commonwealth Land Title Company of San Antonio	Washington	100%
Commonwealth Land Title Company of Washington	Iowa	100%
Commonwealth Land Title Corporation	New Jersey	100%
Commonwealth Land Title Insurance Company of New Jersey	Pennsylvania	100%
Commonwealth Relocation Services, Inc.	Pennsylvania	100%
Congress Abstract Corporation	New Jersey	100%
Crestview Lawyers Service	Pennsylvania	100%
CRS Financial Services, Inc.	Delaware	100%
DO Holding Company, Inc.	Delaware	100%
Edge Rock, Inc.	Ohio	51%
<i>Cornerstone Residential Title Agency</i>	Ohio	21%
<i>Residential Title Agency, LLC</i>	New Jersey	50.10%
First Growth-Commonwealth Title Agency, LLC	California	100%
Golden State Title Company	Pennsylvania	100%
Goliath, Inc.	Pennsylvania	100%
<i>Goliath Four, L.P.</i>	New Mexico	100%
LandAmerica Albuquerque Title Company	Texas	100%
LandAmerica Appraisal Services, Inc.	Pennsylvania	100%
LandAmerica Capitol City Title Services, Inc.	New Mexico	100%
LandAmerica Commonwealth Title of Austin, Inc.	Texas	100%
LandAmerica Commonwealth Title of Dallas, Inc.	Texas	100%
LandAmerica Commonwealth Title of Fort Worth, Inc.	Texas	100%
LandAmerica Commonwealth Title of Houston, Inc.	Texas	100%
LandAmerica Partners Title Company	Texas	100%
LandAmerica Reinsurance Services, Inc.	Vermont	100%
LandAmerica Texas OneStop, Inc.	Texas	100%
LandIsrael A.C.K. Insurance Agency (2001) LTD	Israel	45%
Longworth Insured Title Agency, LLC	Ohio	51%
Louisville Title Company	Kentucky	100%
New York Land Services, Inc.	New York	100%
Osage Corporation	Pennsylvania	100%
Plantco, Inc.	District of Columbia	100%
Portland Financial Services Corporation	Oregon	100%

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<u>LandAmerica Financial Group, Inc.</u> (Direct subsidiaries in bold)		
Property Services, Inc.	Pennsylvania	100%
Rainier Title Company	Washington	100%
Southern Escrow and Title, LLC	Florida	20%
Residential Abstract, LLC	New York	51%
The National 1031 Exchange Corporation	California	100%
Title Guarantee Company of Rhode Island	Rhode Island	100%
Title Services, Inc.	Minnesota	100%
County Title Holding Corp.	California	100%
All Counties Courier, Inc.	California	4.5%
Award, Inc.	California	100%
Carlsbad Village Investors, LLC	California	50%
Docusign, Inc.	California	100%
G & S Reconveyance Company	California	100%
San Diego County Holding Company	California	100%
Southland Title Corporation	California	100%
Southland Title Equities	California	100%
Southland Title of Orange County	California	100%
Southland Title of San Diego	California	100%
StoneRidge Escrow Corporation	California	100%
Geodata Research Systems, Inc.	Florida	100%
INFO1 Holding Company, Inc.	Delaware	100%
Fuchs-Little, Inc.	Texas	100%
Info1 Credit Reporting, Inc.	Delaware	100%
Far West Credit, Inc.	Utah	100%
Info1 Service Corp.	Delaware	100%
Inspectech, Inc.	Virginia	100%
HBIS Engineering, Inc. (d/b/a Home Buyers Inspection Service)	Illinois	100%
LFG Processing Corporation	Virginia	100%
LandAmerica Alliance Company	Virginia	100%
8 Broad Street, LLC	New Jersey	20%
A-Team Title Agency, LLC	Ohio	51%
Accelerated Title Agency, LLC	Michigan	50%
Access Title Services, LLC	Ohio	51%
Accurate Transaction Services, LLC	Ohio	100%
Advantage Title, LLC	Michigan	25%
Affiliated Title, LLC	Wisconsin	--
All Title Agency, LLC	Michigan	50%
Alliance Transaction Services, LLC	Ohio	51%

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Allied Title Agency of Michigan, LLC	Michigan	25%
America's Best Title Services, LLC	Ohio	51%
American Home & Land Title Agency, LLC	Michigan	--
Blue Max Land & Title Agency, LLC	Ohio	51%
Buckeye Bancorp Title, LLC	Ohio	51%
Buckeye State Title Agency, LLC	Ohio	51%
Capital City Title Agency, LLC	Michigan	--
Clarion Title, LLC	Colorado	--
Colorado Title Alliance, LLC	Colorado	--
Columbus Title Company, LLC	Ohio	30%
Commonwealth Land Title Company of Puget Sound	Virginia	50%
Crossroads Title Services, LLC	Ohio	
DBC Title Agency, LLC	Michigan	50%
Dimension Title Agency, LLC	Michigan	25%
E. Title Agency, LLC	Ohio	51%
Elite Title Services, LLC	Michigan	51%
Elite Transaction Services, LLC	Ohio	51%
F & T Title and Transaction Services, LLC	Ohio	51%
First Colorado Title Company, LLC	Colorado	25%
First United Title Agency, LLC	Michigan	50%
FL/LT Title Agency, LLC	OH	30%
Founders Title Company	Utah	30%
Four Star Title Agency, LLC	Ohio	51%
G. R. Title Agency, LLC	Michigan	25%
Global Title, LLC	Wisconsin	--
Global Title Services, LLC	Ohio	
Grand Title Agency, LLC	Michigan	25%
Guaranty America Title, LLC	Colorado	--
HEP Title Services, LLC	Ohio	51%
Homeland Transactions Services, LLC	Ohio	51%
Integrated Title Agency, LLC	Colorado	49%
Integrity First Financial Services, LLC	Florida	20%
Integrity Title Services Agency, LLC	Michigan	25%
Jones & Tatom Title & Trust, LLC	Virgin Islands	5%
Kent Title Agency of Western Michigan, LLC	Michigan	--
Kitsap County Title Agency, LLC	Washington	51%
KW Title Services, LLC	Ohio	--
Lakeshore Title Services Agency, LLC	Michigan	--
Land Title Associates, LLC	Virginia	40%
LandAmerica Production Center, LLC	Virginia	70%
Land Use Title Agency, LLC	Michigan	--
LandAmerica Survey Company	Virginia	100%
Landmark Title Services, LLC	Ohio	30%
Liberty Investors Group, Inc.	California	40%
Livingston Title Agency, LLC	Michigan	49%
LT of Southeastern Virginia, LLC	Virginia	30%
M and M Title Services, LLC	Ohio	51%

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Macatawa Title Agency, LLC	Michigan	50%
Magellan Transaction Services, LLC	Ohio	51%
Manifest Title Agency, LLC	Ohio	--
Manor Title, LLC	Ohio	51%
Maple City Title Services, LLC	Ohio	51%
Merrill Title Company, LLC	Utah	40%
Metropolitan Title and Escrow Company, LLC	Virginia	20%
Mid-Atlantic Real Estate Title Services, LLC	Virginia	--
National Land Transfer of New Jersey, LLC	New Jersey	51%
New Mexico Title Company – Albuquerque, LLC	Virginia	50%
New Mexico Title Company – Barbara Loop, LLC	Virginia	50%
North Central Title Agency, LLC	Ohio	51%
Northcoast Title Services, LLC	Ohio	--
Northern Title Agency of Ohio, LLC	Ohio	51%
Ocean Abstract Company	New Jersey	25%
Oklahoma OneStop, LLC	Oklahoma	55%
Orum Stair Title Services, LLC	Ohio	--
Platinum Title Agency of Grand Rapids, LLC	Michigan	--
Premier Choice Transaction Services, LLC	Ohio	50%
Prestige Title Agency, LLC	Virginia	25%
Pro-Am Title Services, LLC	Ohio	51%
Professional Title Services Agency, LLC	Michigan	25%
Quick Close Title Agency, LLC	Michigan	50%
Real Estate eTax Service, LLC	Michigan	30%
Realty Reports Alliance, LLC	New York	50%
<i>Echo Home Title Agency, LLC</i>	New York	50%
<i>United Settlement, LLC</i>	New York	51%
Residential Title of Grand Rapids, LLC	Michigan	50%
River City Title Agency, LLC	Michigan	25%
Scioto Land Title, LLC	Ohio	--
Secura Transaction Services, LLC	Ohio	51%
Shipbuilders Title, LLC	Virginia	30%
Shoreline Title Agency, LLC	Michigan	50%
Sibcy Cline Title Agency, LLC	Ohio	30%
SSL Title Agency, LLC	Ohio	51%
State Transaction Services, LLC	Ohio	--
Suburban Title Services, LLC	Ohio	51%
Taft Title/LA Agency, LLC	Ohio	--
TitleWorks Title Agency, LLC	Michigan	25%
Total Title Agency, LLC	Ohio	51%
TRI Title Agency, LLC	Michigan	50%
TRI Title Agency, LLC	Virginia	50%
TRI-City Title Agency, LLC	Michigan	25%
TRI-County Title Agency-Michigan, LLC	Michigan	50%
Trident Abstract Title Agency, LLC	New Jersey	20%
Trinity Title Insurance Agency, Inc.	Georgia	25%
TriStar Title Agency, LLC	Virginia	35%

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Universal Title Agency of Western Michigan, LLC	Michigan	25%
US Financial Title Services, LLC	Ohio	51%
USA Title Affiliates, Inc.	Virginia	100%
<i>ABC USA Title Agency, LLC</i>	Virginia	50%
<i>Alliance National Title Agency of Virginia, LLC</i>	Virginia	40%
<i>ANSS-FL, LLC</i>	Florida	--
<i>Asset Title, LLC</i>	Virginia	--
<i>Celtic Title of Virginia, LLC</i>	Virginia	40%
<i>Closing USA Title Affiliates, LLC</i>	Florida	--
<i>CW Title Agency, LLC</i>	New Jersey	--
<i>Destiny Title of Virginia, LLC</i>	Virginia	50%
<i>Homeowners USA Title Agency, LLC</i>	Virginia	--
<i>HomeSafe USA Title Agency, LLC</i>	Virginia	50%
<i>M & M Title Services of Florida, LLC</i>	Florida	34.5%
<i>Premier Title Affiliates, LLC</i>	Florida	30%
<i>PRO USA Title Agency, LLC</i>	Virginia	40%
<i>TCH Title, LLC</i>	Minnesota	25%
<i>Teamwork Title of Virginia, LLC</i>	Virginia	40%
<i>Title Affiliates of 1st Olympic, LLC</i>	Florida	--
<i>Title Affiliates of Advantage, LLC</i>	Florida	--
<i>Title Affiliates of America, LLC</i>	Florida	--
<i>Title Affiliates of Cape Coral-Lehigh, LLC</i>	Florida	--
<i>Title Affiliates of Central Florida, LLC</i>	Florida	100%
<i>Title Affiliates of Cornerstone, LLC</i>	Florida	--
<i>Title Affiliates of Clearwater, LLC</i>	Florida	34.93%
<i>Title Affiliates of Extreme Title, LLC</i>	Florida	30%
<i>Title Affiliates of Florida, LLC</i>	Florida	30%
<i>Title Affiliates of Four Corners, LLC</i>	Florida	
<i>Title Affiliates of Graham Group, LLC</i>	Florida	30%
<i>Title Affiliates of Greater Kissimmee, LLC</i>	Florida	30%
<i>Title Affiliates of Gulf Properties, LLC</i>	Florida	30%
<i>Title Affiliates of HMRE, LLC</i>	Florida	--
<i>Title Affiliates of IBR, LLC</i>	Florida	--
<i>Title Affiliates of Indian River, LLC</i>	Florida	30%
<i>Title Affiliates of Lake Buena Vista, LLC</i>	Florida	--
<i>Title Affiliates of Lansing, LLC</i>	Florida	27.78%
<i>Title Affiliates of LWMB, LLC</i>	Florida	20%
<i>Title Affiliates of Magnum, LLC</i>	Florida	--
<i>Title Affiliates of Naples, LLC</i>	Florida	30%
<i>Title Affiliates of Orlando South, LLC</i>	Florida	30%
<i>Title Affiliates of Orlando, LLC</i>	Florida	30%
<i>Title Affiliates of Osceola, LLC</i>	Florida	30%
<i>Title Affiliates of Oxford Settlement Services, LLC</i>	Florida	--
<i>Title Affiliates of PHL, LLC</i>	Florida	25%
<i>Title Affiliates of Polk County, LLC</i>	Florida	30%
<i>Title Affiliates of Realty PROS, LLC</i>	Florida	--
<i>Title Affiliates of South Florida, LLC</i>	Florida	30%

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<i>Title Affiliates of Southwest Florida, LLC</i>	Florida	30%
<i>Title Affiliates of Sundance, LLC</i>	Florida	30%
<i>Title Affiliates of Tampa Bay, LLC</i>	Florida	30%
<i>Title Affiliates of the Gulf Coast, LLC</i>	Florida	30%
<i>Title Affiliates of the Key, LLC</i>	Florida	--
<i>Title Affiliates of the MYAKKA Valley, LLC</i>	Florida	--
<i>Title Affiliates of the Platinum Coast, LLC</i>	Florida	30%
<i>Title Affiliates of University Place, LLC</i>	Florida	--
<i>Title Affiliates of West Central Florida, LLC</i>	Florida	30%
<i>Title Affiliates of Windermere, LLC</i>	Florida	--
<i>Title Affiliates of Winter Park and Orlando</i>	Florida	30%
<i>VA Affordable Housing Title Agency, LLC</i>	Virginia	50%
<i>Virginia USA Title Agency, LLC</i>	Virginia	--
<i>West End Title Agency, LLC</i>	Virginia	40%
Vineyard Investment Group, LLC	New Hampshire	25%
VIP Title Agency, LLC	Ohio	51%
West Sound Title Agency, LLC	Washington	--
Wilson Title Insurance & Escrow Services, LLC	Wisconsin	25%
Woodland Realty Title Agency, LLC	Michigan	--
World Title Agency, LLC	Michigan	--
LandAmerica Assessment Corporation	Virginia	100%
LandAmerica Certification Services, Inc.	California	100%
LandAmerica Commercial Appraisal Corporation	Virginia	100%
LandAmerica Commercial Search Services Company	Virginia	100%
Data Trace Information Services, LLC	Delaware	20%
Data Trace Information Services II, LLC	Delaware	20%
LandAmerica Exchange Company	Maryland	100%
Building Exchange Company	Virginia	100%
<i>Arden Echelon Partners, LLC</i>	New Jersey	100%
<i>Bayside Partners IV, LLC</i>	Michigan	100%
CWLT Roseland Exchange, LLC	New Jersey	100%
Glenville, LLC	Delaware	100%
LAEC, LLC	Ohio	100%
Landam Construction Exchange Company	Virginia	100%
OTV Construction Exchange, LLC	Missouri	100%
LandAmerica, Inc. (incorporation in progress)	Virginia	100%
LandAmerica Insurance Agency, Inc.	Virginia	100%
LEISA of Connecticut, Inc.	Connecticut	100%
LandAmerica OneStop, Inc.	Virginia	100%
EAppraiseIT, LLC	Delaware	20%
Realities, LLC	Georgia	50%
LandAmerica Tax and Flood Services, Inc.	California	100%

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LandMDA, LLC	Virginia	50%
Lawyers Title Insurance Corporation	Virginia	100%
American Title Group, Inc.	Texas	100%
<i>LandAmerica American Title Company</i>	Texas	100%
<i>LandAmerica Austin Title Company</i>	Texas	100%
<i>LandAmerica Lawyers Title of San Antonio, Inc.</i>	Texas	100%
<i>LandAmerica Texas Title Company</i>	Texas	100%
Atlanta Title Company	Georgia	100%
Bankers Alliance Title Agency, LLC	Ohio	51%
Biltmore Abstract Limited Partnership	Pennsylvania	49.95%
Builders Disbursement Services, Inc.	Virginia	100%
CFS Title Insurance Agency, LLC	Virginia	50%
Charleston Title Agency, LLC	Ohio	51%
Chatham Settlement, LP	Pennsylvania	49.95%
Commerce Title Guaranty Co.	Tennessee	100%
First Stable Properties, Inc.	Virginia	100%
First Title & Escrow Company, Inc.	Tennessee	51%
Global Corporate Services, Inc.	Virginia	100%
Guarantee Title Co., Inc.	Kansas	100%
J-Fly, LLC	Virginia	70%
Land Canada Limited	Canada	51%
LandAmerica Charter Title Company	Virginia	100%
<i>Charter Title/Sugarland, Ltd.</i>	Texas	80%
<i>Charter Title Company – Galveston, LLC</i>	Texas	100%
Harbour Title Company	Texas	50%
LandAmerica Lawyers Title of Amarillo, Inc.	Texas	100%
LandAmerica Lawyers Title of El Paso, Inc.	Virginia	100%
LandAmerica Lawyers Title of Roswell, Inc.	New Mexico	100%
LandAmerica New Mexico Title Company	New Mexico	100%
LandAmerica Wilson Title Company	Texas	100%
Lawyers Holding Corporation	Virginia	100%
<i>Biltmore Abstract, LLC</i>	Pennsylvania	50%
<i>Chatham Abstract, LLC</i>	Pennsylvania	50%
<i>Lion Abstract, LLC</i>	Pennsylvania	50%
<i>Louisville Title Agency of Central Ohio, Inc.</i>	Ohio	100%
<i>Oakton Title, Inc.</i>	Virginia	100%
Lawyers Title Agency of North Florida, Inc.	Florida	100%
Lawyers Title Agency of North Florida, West Division, Inc.	Florida	100%
Lawyers Title Canada Corporation	Canada	100%
Lawyers Title Company	California	100%
<i>California Land Title Company</i>	California	100%
<i>Channel Islands Escrow, Inc.</i>	California	100%
<i>Continental Land Title Company</i>	California	100%
<i>LandAmerica Default Services Company</i>	California	100%
<i>LTC Exchange Company</i>	California	100%
<i>LandAmerica Account Servicing, Inc.</i>	Arizona	100%

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<i>Lawyers Title of Arizona, Inc.</i>	Arizona	100%
<i>Lawyers Title of Nevada, Inc.</i>	Nevada	100%
Lawyers Title of Pueblo, Inc.	Colorado	100%
Lawyers Title Realty Services, Inc.	Virginia	100%
Lawyers Title Settlement Company, LLC	Virginia	50%
Lion Abstract Limited Partnership	Pennsylvania	49.95%
LTTM, Inc. (f/k/a Ten Mile Title, Inc.)	Colorado	100%
LTIC Alliance, LLC	Ohio	100%
<i>HL Title Agency, LLC</i>	Ohio	51%
M/I Title Agency, Ltd.	Ohio	10%
Memphis, TN Joint Plant, LLC	Ohio	33.33%
Performance Tax Services, Inc	Texas	100%
Property Title Insurance Corporation	Puerto Rico	100%
<i>APEX Title Insurance Corporation</i>	Puerto Rico	100%
<i>Cancellation Services, Inc.</i>	Puerto Rico	100%
RE/Affirm Title Agency, LLC	Ohio	51%
Real Estate Title Company, Incorporated	Maryland	100%
The Indianapolis Joint Plant Partnership	Indiana	33.33%
The Title Guarantee & Trust Company	Ohio	100%
Title Investors Group, Inc.	Texas	100%
<i>Land Title Insurance Company</i>	California	100%
<i>Title Insurance Company of America</i>	Tennessee	100%
Mid-South Title Corporation	Tennessee	100%
Rutherford County Title Insurance Co.	Tennessee	100%
TransOhio Residential Title Agency Ltd.	Ohio	20%
University Title Services, LLC	Florida	25%
Orange County Bancorp	California	100%
Centennial Bank	California	100%
Palma, LaZar and Ulsh, LP	Pennsylvania	40%
Transnation Title Insurance Company	Arizona	100%
American Title Company of Livingston	Michigan	100%
Colorado National Title, Inc.	Colorado	50%
Escrow Support Network	California	100%
Gateway Title Company	California	100%
Land Title Agency, Inc.	New Jersey	100%
Portland Title Agency, LLC	Oregon	100%
TransAccount Services, Inc.	Washington	100%
Transnation Title & Escrow, Inc.	Delaware	100%
Transnation Title Insurance Company of New York	New York	100%
<i>AgencyPartnersUSA, LLC</i>	New York	20%
Title Transfer Services, Inc	Colorado	100%
Xenia Property Company	Pennsylvania	100%