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Supplement to the 2009 Annual Statement of
TransUnion Title Insurance Company
Filed April 1, 2010

Management's Discussion and Analysis

A. Financial Position

(i) Assets.

Investment strategy was changed in the third quarter to invest only in US Government securities with maturities up to 3 years; 5 years for statutory deposits. As corporate bonds mature they will be replaced with US Government securities. During the pending sale of the Company the parent felt the protection of principal to be more important than yield. Bonds increased $1,013,000 and cash and money market increased $469,000. Overall cash and investments increased $1,482,000 or 14%. This was primarily due remittances on increased premium volume. Investments and cash represented 98% of admitted assets.

(ii) Liabilities.

Known Claim Reserves increased $393,000 or 68% from year-end 2008. Existing claims decreased $456,000 primarily due to claim adjustments. There were 2 claims reduced by $416,000 with only payments of $73,000. There were 85 new claims of which 41 remain open with reserves of $848,000, the 5 largest totaling $723,000. The Company's management and consulting actuary believe the known claims reserves and the statutory premium reserve are adequate to cover liability for title losses.

The balance in the inter-company payable to the parent increased $813,000 or 22%, due to charges for payroll, benefits, T&E, and current income taxes. This is in line with last year's increase. This balance will be paid off when the sale to WFG Financial is closed in early 2010 with available cash and money market plus the sale of short-term US Government securities. See Trends below for details on the sale.

There were no material changes in other liabilities.

(iii) Capital and Surplus Accounts.

There were no material changes in Policyholder's surplus.

B. Results of Operations

(i) Extraordinary Items and Material Changes

The Company's net income was $61,000, an increase of $232,000 over the $(171,000) net loss for the same period last year.

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Premiums earned increased $13,257,000 or 394% over last year, and premiums written increased $13,944,000 or 487%. This was due to a $5,091,000 increase in volume from the 2 new agents added last year. Also, 3 new agents were added in 2009 with volume of $8,869,000. Commissions paid increased $12,492,000 or 488%. Premiums earned, net of commission increased $765,000 or 95%.

Provision for claims incurred increased only $71,000 or 8.6%. Actual net claims and LAE paid increased $110,000.

Personnel costs were flat increasing only $10,000 or 1.5%.

All other expenses increased $212,000 primarily related to costs of the triennial CA DOI audit conducted in early 2009. Audit expense was up $122,000.

There were no material changes in other income or expense items.

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(ii) Trends.

Effective April 30, 2008, TUSSI, an affiliated agent, was sold to MDA, a Canadian company. These businesses sold included collateral valuation, property title search, mortgage credit, closing, and flood compliance solutions. The former affiliated agency wrote virtually no premiums with the Company, so there was minimal effect by the sale.

Form A was filed with the CA Department of Insurance in December 2009 by WFG Financial Group, a Delaware LLC (fka/XFC Holdings, LLC), regarding the acquisition of the Company pursuant to a stock purchase agreement dated November 13, 2009. The Form A was approved by the department on February 26, 2010. The Closing occurred on March 16, 2010.

The Company's affiliated SC underwriter, TransUnion National Title Insurance Company (TUNTIC), was also acquired by WFG Financial Group. Their Form A was approved by the SC Department of Insurance on February 2, 2010, and the closing occurred on February 10, 2010. Subsequent to that, TUNTIC changed its name to WFG National Title Insurance Company.

The Company will be seeking a few carefully selected non-affiliated underwritten title companies to appoint as agents to further grow premium revenue. The result of these additional agencies should be increased premium revenue and lower overall claims experience. See B. Results of Operations above.

Industry wide premium volumes have declined due to the downturn in the housing market. Although interest rates have decreased, insured refinance transactions are lower due to more stringent credit standards and home sales are down due to a decrease in average sale price of residential properties.

It is expected that traditional title insurance claims numbers will remain at current levels; however, claims expense is expected to decrease. The current level in number of claims relates to the rise in foreclosures resulting from problems in the real estate market.

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(iii) Material Increases in Net Revenues.

See B. (i) above

C. Cash Flow and Liquidity

(i) Current Liquidity Condition

The Company is exceptionally liquid with almost 98% of its admitted assets invested in cash or marketable securities. Cash receipts from operating revenues and investment income are, in management's judgment, sufficient to meet the Company's current, ordinary cash needs

(ii) Sources of Cash Flow

The Company's cash receipts arise from its normal operations, primarily from remittance by the Company's agents of premiums. The Company's investment portfolio yields additional cash in the form of interest income, and is liquid if additional funds are needed. Prior to the sale on March 16, TU Corp., the parent Company, provided inter-company, interest free advances to pay for payroll, benefits, and income taxes.

The Company has no material unused sources of liquid assets. There are no known demands or events likely to result in material changes to the insurer's cash flow.

(iii) Capital Expenditures

The Company has no material commitments for capital expenditures.

Questions concerning this statement should be addressed to:

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