



Fidelity National Title

Insurance Company

July 12, 2006

Capital One

RE: Approved Attorney Relationship, David R. Brewer

Gentlemen:

This letter is to confirm that David R. Brewer is an approved attorney with Fidelity National Title Insurance Company, and to encourage you to develop a mutually beneficial business relationship with him. As an approved attorney, Mr. Brewer receives his compensation from Fidelity from a portion of the proceeds of the premium for the title policy, in accordance with the State of Texas Insurance Procedural Rule P-22.

During 2000 through and increase in market share, acquisitions and mergers Fidelity National Financial became the largest Title Insurance Company in the nation. Fidelity National Financial, Inc. (NYSE:FNF), is number 248 on the Fortune 500 list; is a leading provider of outsourced products and services, including technology solutions, title and escrow services, personal insurance, claims management services and more. Nationally FNF is recognized as one of the best managed and most admired companies in the U.S.

Fidelity Houston has positioned itself to be one of the premier title insurance companies in the Houston area. We have built a great team of dedicated Title Professionals with strong concentration on building partnerships and relationships with all facets of Real Estate professionals. That commitment to service the Great Houston area has led Fidelity Houston to phenomenal growth and expansion. Our title plant now services not only Harris, but Galveston, Montgomery, Brazoria and Ft. Bend Counties.

It would be our pleasure to serve as your title insurance underwriter through our relationship with David Brewer.

Respectfully,

A handwritten signature in black ink that reads "Warren Miller".

Warren Miller
Executive Vice President, County Manager
Fidelity National Title Insurance Company