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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Law Offices of Marshall C. Watson, P.A.
 1901 W Cypress Creek Road, 3rd Floor
 Ft. Lauderdale, FL 33309

Revised 10/06/93
 FL (conventional)
 REO # A09135H
 Folio#

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 2010, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and JAMES B WRIGHT, A SINGLE MAN of [REDACTED] hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of MIAMI-DADE, State of Florida, to-wit:

The property is commonly known as [REDACTED] and is more particularly described in EXHIBIT A, attached hereto and made a part hereby of this reference.

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and its corporate seal affixed this 29th day of July, 2010.

Signed, sealed and delivered
 In the presence of:

Witness

Printed Witness Name

Witness

Printed Witness Name

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

ELIZABETH J. MIRANDA as
 Authorized Signatory for Law Offices
 of Marshall C. Watson, P.A., as
 Attorney-in-Fact for FANNIE MAE
 a/k/a FEDERAL NATIONAL
 MORTGAGE ASSOCIATION

STATE OF FLORIDA)) ss.
 COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ELIZABETH J. MIRANDA as Authorized Signatory for Law Offices of Marshall C. Watson, P.A., as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 29 day of July 2010.

Notary Public, Florida
 My Commission Expires:
 (SEAL)



EXHIBIT "A"

LEGAL DESCRIPTION FOR



FILE NO.: 2010-03024

REO NO.: A09135H

LOT 43, BLOCK 1, OF COUNTRY CLUB OF MIAMI FAIRWAY VILLAS SECTION 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONSENT TO SALE

COUNTRY CLUB OF MIAMI, FAIRWAY VILLAS, S 3/B 1 ASSOCIATION, INC., d/b/a FAIRWAY WEST TOWNHOUSE ASSOCIATION, does hereby consent and approve the sale, transfer and conveyance of:

Lot 43, Block 1 of COUNTRY CLUB OF MIAMI FAIRWAY VILLAS SECTION THREE, according to the Plat thereof, recorded in Plat Book 98 at Page 46 of the Public Records of Miami-Dade County, Florida.

FANNIE MAE (Sellers)
JAMES B. WRIGHT (Buyers)

This Consent is given pursuant to the requirements of that certain document recorded in O.R. Book 10357, at Page 2646 of the Public Records of Dade County, Florida, and pursuant to all the rules, regulations and requirements of the aforementioned Association.

IN WITNESS WHEREOF, we have caused this instrument to be executed by the Treasurer on behalf of the said Association, this 28 day of July, 2010

COUNTRY CLUB OF MIAMI FAIRWAY VILLAS S3/B1 ASSOCIATION, INC., d/b/a FAIRWAY WEST TOWNHOUSE ASSOCIATION, INC.

By Dianne Peterson

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

Personally appeared before me, DIANNE L. PETERSON the TREASURER of Country Club of Miami Fairway Villas S3/B1 Association, Inc., d/b/a FAIRWAY WEST TOWNHOUSE ASSOCIATION, INC. who executed this Consent to Sale on behalf of said Association, with full authority so to do freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July 2010.

Josephine Pettis
Notary Public State of Florida

My commission Expires

NOTARY PUBLIC-STATE OF FLORIDA
Josephine A. Pettis
Commission # DD663227
Expires: MAY 10, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

RECORDERS NOTE
This document was received in poor condition.