THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***118,300.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2007.

Notary Public

My Commission Expires:

9, 30, 2009

Davidson County DEEDWARR
Recvd: 06/21/07 12:25 2 pgs
Fees:13.00 Taxes:437.71
20070621-0074259

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| HIGH PERFORMANCE HOLDINGS, LLC<br>330 Franklin Road #135A-135<br>Brentwood, Tennessee 37027 | SAME | MAP 149-03-0<br>PARCEL 017.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND, THREE HUNDRED and 00/100 DOLLARS ($***118,300.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Jeffrey B. Lisenby and wife, Pamela J. Lisenby (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto HIGH PERFORMANCE HOLDINGS, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 413 on the Plan of Edge-O-Lake Estates, Section 6, of record in Book 3700, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jeffrey B. Lisenby and wife, Pamela J. Lisenby from David Lee Bush and wife, Patricia Ann Bush by deed dated May 25, 1990, of record in Book 8118, Page 34, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2512 Sleepy Hollow Drive Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the plan of Edge-O-Lake Estates, Section 6 of record in Book 3700, pages 15 and 16, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of June 2007.

Jeffrey B. Lisenby

Pamela J. Lisenby

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey B. Lisenby and Pamela J. Lisenby, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY