THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 12/18/07 14:05 2 pgs
Fees:13.00 Taxes:452.88

20071218-0145339

BOX 13
13932

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***122,400.00.

Affiant

Subscribed and sworn to before me this 17 day of December, 2007.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jorge L. Roble Zaldivar 2921 Owendale Drive Antioch, Tennessee 37013	SunTrust Mortgage, Inc. 201 4th Avenue, North Nashville, Tennessee 37219	MAP 150-05-0 PARCEL 311.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand Four Hundred and 00/100 Dollars ($***122,400.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, High Performance Holdings, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Jorge L. Roble Zaldivar and wife, Reina Lopez Arteaga, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 on the Plan of Section Four, Phase One, Forest View Park, of record in Plat Book 5800, page 289, in the 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 High Performance Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated December 22, 2006, from Roosevelt Burell and wife, Beverly S. Burrell, of record as Instrument No. 20061227-0159298 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2921 Owendale Drive, Antioch, Tennessee 37013.

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

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Section Four, Phase One, Forest View Park of record in Book 5800, page 289, Register's Office for Davidson County, Tennessee.

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

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 I have hereunto set my hand on this the 6th day of December, 2007, as the duly authorized representative of the Grantor herein.

HIGH PERFORMANCE HOLDINGS, LLC

By: _____
Tom Horesh

Title: Chief Manager and Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tom Horesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager and Sole Member of High Performance Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager and Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager and Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of December, 2007.

My Commission Expires: 03.22.2008

NOTARY PUBLIC AT LARGE

_____
Notary Public