Davidson County DEEDWARR
Recvd: 01/18/08 12:18 2 pgs
Fees:13.00 Taxes:543.53

20080118-0005930

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 $***146,900.00.

Addisu M Feyisa
Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 14th day of January, 2008.

Mitchell A Watts
Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER

Addisu M. Feyisa
2512 Sleepy Hollow Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO

Franklin American Mortgage Company
501 Corporate Centre Drive #400
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 149-03-0
PARCEL 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Six Thousand and 00/100 Dollars ($***146,900.00) cash in hand paid by the hereinafter named Grantee, 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 do transfer and convey unto Addisu M. Feyisa, unmarried, and Asegedech A. Zeluel, unmarried, as joint tenants with right of survivorship, (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. 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 reference is hereby made for a more complete description.

BEING the same property conveyed to High Performance Holdings, LLC, a Tennessee limited liability company, by deed dated June 20, 2007, from Jeffrey B. Lisenby and wife, Pamela J. Lisenby, of record as Instrument No. 20070621-0074259 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 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. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee/s 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, 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.

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 14th day of January, 2008, as the duly authorized representative of the herein named Grantor.

HIGH PERFORMANCE HOLDINGS, LLC

By: _____
Tom Horesh
Sole Member and Chief Manager

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 Sole Member and Chief Manager of High Performance Holdings, LLC, the within named bargainor, a limied liability company, and that he as such Sole Member and Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member and Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 2008.

_____
Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY