This document prepared by (and after recording return to):

Name:	Jerome S. Grant
Firm/Company:	Fidelity National Title Insurance Company of NY
Address:	315 Deaderick Street
Address 2:	Suite 2120
City, State, Zip:	Nashville, TN 37238
Phone:	615-259-1677

20030707

MAP/PARCEL#
018-16-0-077.00

Davidson County DEEDWARR
Recvd: 12/10/03 09:40 3pgs
Fees:18.00 Taxes:647.50

20031210-0176986

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED
(Individual to Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bruce A. Graves, Jr. and wife Martha W. Graves,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **O'Reilly Automotive, Inc.,** a Corporation organized under the laws of the state of **Missouri**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by deed recorded in the office of the Register of Deeds in Book 4700, at page 410, of Davidson County, Tennessee.

Taxes for tax year 2003 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☒ paid by Grantor.

The actual consideration, or value, whichever is greater is $175,000.00.

The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor(s) hand(s) this the 14 day of November, 2003.

Bruce A. Graves Jr.
Grantor
Bruce A. Graves, Jr.

Martha W. Graves
Grantor
Martha W. Graves

STATE OF TENNESSEE

COUNTY OF Sumner

On this 14th day of November, 2003, before me personally appeared Bruce A. Graves, Jr. and Martha W. Graves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

BERNITA JACQUELINE LINDSEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Jacqueline R. Lindsey
Notary Public

Printed Name: Jacqueline R. Lindsey

Commission Expires:
2-19-06

Grantor(s) Name, Address, phone:
Bruce A. Graves and Martha W. Graves
172 Berrywood Drive
Hendersonville, TN 37075

Grantee(s) Name, Address, phone:
O'Reilly Automotive, Inc.
P.O. Box 1156
233 Patterson
Springfield, MO 65801

SEND TAX STATEMENTS TO GRANTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Melody E Lexton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Dec 2003

Deputy Register

EXHIBIT "A"

A 0.866 acre (37,740.32 sq. ft.) tract of land as surveyed by Geotech Engineering and Testing, Inc. in July 2003 and being generally located on the west side of North Main Street (Dickerson Pike or Highway 31W), North of Old Brick Church Pike and South of New Brick Church Pike said property also being identified as Parcel 77 of Tax Map 18 in Goodlettsville, 10th Civil District of Davidson County, Tennessee and being more particularly described as:

Beginning at the Southeast corner of the property herein described said corner being an Existing #4 Rebar Iron Pin found on the West side of North Main Street (66 foot R.O.W. per city data) approximately 2.9 feet South of a power pole, 8.5 feet Northeast of a building corner (Goodlettsville Medical Group), and being at the Northeast corner of the B. Wayne Swilley property (D.B. 9353, Page 879); THENCE South 82 degrees 21 minutes 34 seconds West for a distance of 244.22 feet along the North boundary of the said Swilley property to an Existing Iron Pin & Cap #1466 found near a fence; THENCE North 12 degrees 38 minutes 26 seconds West for a distance of 154.37 feet along the East boundary of the Allie Eubank property and generally following an existing fence to an Iron Pin & Cap #1809 set; THENCE North 81 degrees 46 minutes 23 seconds East for a distance of 242.47 feet along the South boundary of the William C. & Kathleen Harris property (D.B. 2736, Page 551) to an Iron Pin & Cap #1809 set on the West side of said North Main Street; THENCE South 13 degrees 12 minutes 11 seconds East for a distance of 157.00 feet along the West side of North Main Street to the point of beginning, according to a survey prepared by Frank C. Coley R.L.S. #1809, Geotech Engineering & Testing, Inc., 601 North 4th Street, Murray, Kentucky, 42071, Project No. 03178.

Being the same property conveyed to Bruce A. Graves, Jr. and wife, Martha W. Graves by deed from Anne H. Graves (Mrs. Bruce A. Graves) of record in Book 4700, Page 410, Register's Office for Davidson County, Tennessee.