WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,900.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. NICOLE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 3, 2011

Davidson County DEEDWARR
Recvd: 10/19/07 15:47 2 pgs
Fees:13.00 Taxes:2193.73

20071019-0124410

Return to:
Fidelity National Title Insurance Company
Three Lakeview Place
22 Century Boulevard, Suite 200
Nashville, Tennessee 37214

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O'Reilly Automotive Inc.	O'Reilly Automotive, Inc.	149-03-0
(NAME)	(NAME)	(MAP)
233 S. Patterson	P.O. Box 1156	162.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Springfield, MO 65802	Springfield, MO 65801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Murfreesboro Edge-O-Lake LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto O'Reilly Automotive Inc., a Missouri corporation, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot 4 on the plan of First Revision to Final Plat of The Shoppes of Edge-O-Lake of record in Instrument #20060926-0118879, Register's Office for Davidson County, TN. Said part of Lot 4 is a 0.751 acre (32,709.10 sq. ft.) tract, according to a survey done by Geotech Engineering and Testing Inc. of Murray, Kentucky and Frank C. Coley, Tennessee Registered Land Surveyor, License #1809, and being known as proposed Lot 4 of the Resubdivision of Lot 4 Final Plat of the Shoppes of Edge-O-Lake, not yet recorded, lying in the 29th Councilmatic District of the City of Nashville, 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an Iron Pin with cap "Cherry Land Surveying" (found) on the east right-of-way of Murfreesboro Road (Pike) approximately 65 feet from the centerline of said road, said pin being located approximately 617.49 feet south of the south right-of-way of Edge-O-Lake Blvd. and is the southwest corner of Lot 3 of the First Revision to Final Plat of The Shoppes of Edge-O-Lake as recorded in Instrument # 20060926-0118879 and is the northwest corner of the herein described tract of land;
Thence North 42 degrees 49 minutes 55 seconds East for a distance of 225.58 feet with the south line of Lot 3 to an Iron Pin and cap "Cherry Land Surveying" (found);
Thence South 47 degrees 10 minutes 05 seconds East for a distance of 145.00 feet with a common Line to Lot 3 and proposed Lot 5 to an Iron Pin with cap #1809 (set) at the northeast corner of the herein described tract of land;
Thence South 42 degrees 49 minutes 55 seconds West for a distance of 225.58 feet with the north line of the proposed Lot 5 to an Iron Pin w/cap #1809 (set) on the north right-of-way of Murfreesboro Road (Pike), said pin being located 47.44 feet north of an Iron Pin with cap "Cherry Land Surveying" (found) at the southwest corner to proposed Lot 5;
Thence North 47 degrees 10 minutes 05 seconds West for a distance of 145.00 feet with the east right-of-way of Murfreesboro Road (Pike) to the point of beginning.

Being part of the property conveyed to Murfreesboro Edge-O-Lake LLC by deed from L.O. Crowder of record in Instrument #20051230-0156557 and deeds from Mark Marshall of record in Instrument #20030422-0053163 and Instrument #20030422-053164, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, know as: 2520 Murfreesboro Pike, Nashville, Tennessee

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; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of October, 2007.

Murfreesboro Edge-O-Lake LLC

By:_____

Mark Marshall, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Marshall with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Murfreesboro Edge-O-Lake LLC the within named bargainer, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Mark Marshall as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of October, 2007.

_____

Notary Public

My Commission Expires: 9/25/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN