This instrument was prepared by:
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BILL GARRETT, Davidson County
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20101026-0085555

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
O'Reilly Automotive, Inc., a Missouri corporation Attn: Real Estate/Becky Piland 233 S. Patterson Springfield, MO 65802	SAME	72-10, Parcel 157 & 72-10, Parcel 160 (Easement Tract)

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Advance/KC, LLC, a Colorado limited liability company, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto O'Reilly Automotive, Inc., a Missouri corporation, (The "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson **County**, State of Tennessee, being more particularly described as follows, to wit:

TRACT 1:

LAND in Davidson County, Tennessee, being described at a 1.221 acre (53,170.69 sq. ft) tract of land as surveyed by the firm of Geotech Engineering and Testing, Inc. in August of 2010 located on the east side of Gallatin Pike approximately 160' south of the south right-of-way of Litton Ave and being known as Lot 1 on the Plan of Final Survey of Parts America as shown in Plat Cabinet 9700, page 262, in the Register's Office of Davidson County, Tennessee, lying in the City of Nashville, First Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Mag nail (set) 34' east of the centerline of Gallatin Pike (68' R.O.W.) and approximately 160' south of the south right-of-way of Litton Ave., said nail being the southwest corner of the Brothers Investments, Inc. property (Inst. # QC-20061128-0159945) and is the northwest corner of the herein described tract of land;

THENCE South 77 degrees 42 minutes 15 seconds East for a distance of 293.21 feet with the south line of Brothers Investments and the Bank of Nashville property to a #5 rebar (found) at a south corner to the Bank of Nashville property (Inst. # TR-20100430-0033037), said rebar being the northeast corner of the herein described tract;

THENCE South 16 degrees 04 minutes 54 seconds West for a distance of 88.31 feet to a #4 rebar (found) in the north line of the Bank of Nashville property (Inst. # TR-20100430-0033037);

THENCE North 75 degrees 16 minutes 47 seconds West for a distance of 43.91 feet with the north line of the Bank of Nashville to a #4 rebar (found);

THENCE South 22 degrees 43 minutes 27 seconds West for a distance of 120.27 feet with the west line of the Bank of Nashville to a #4 rebar (found) in the north line of the JAS Group Inc. property (Inst. # DB-20040804-0093884), said rebar being the southeast corner of the herein described tract;

THENCE North 71 degrees 27 minutes 45 seconds West for a distance of 259.42 feet with the north line of the JAS Group Inc. to an Iron Pin w/cap (found-cap unreadable) located 34' east of the centerline of Gallatin Pike;

THENCE North 23 degrees 52 minutes 45 seconds East for distance of 180.00 feet with the east right-of-way of Gallatin Pike to the point of beginning.

TRACT 2:

JOINT INGRESS/EGRESS EASEMENT:

BEGINNING at a point located on the east right-of-way of Gallatin Pike, 34' east of said centerline, said point being located North 23 degrees 52 minutes 45 seconds East 16.00 feet from a mag nail located at the northwest corner of Advance/KC LLC property (Inst. # DB-20021108-013776) and the southwest corner of the Brothers Investments Inc. property (QC-20061128-0159945), said point being the northwest corner of the herein described Joint Ingress/Egress Easement;

THENCE South 66 degrees 07 minutes 15 seconds East for a distance of 40.00 feet to a point;

THENCE South 23 degrees 52 minutes 45 seconds West for a distance of 45.00 feet to a point;

THENCE North 66 degrees 07 minutes 15 seconds West for a distance of 40.00 feet to a point located on the east right-of-way of Gallatin Pike;

THENCE North 23 degrees 52 minutes 45 seconds East for a distance of 45.00 feet with the east right-of-way of Gallatin Pike (passing thru the above described mag nail at 29.00') to the point of beginning.

Being the same property conveyed to Advance/KC, LLC, a Colorado limited liability company by Deed from Litton Advance, LLC, a Tennessee limited liability company of record in Instrument No. 20021108-0137776, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2824 Gallatin 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, Grantee's heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit A and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs, successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of October, 2010.

Advance/KC, LLC, a Colorado limited liability company

By: Scott W. Benson
Its: Manager

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, Sanya L. Arbogast of the state and county mentioned, personally appeared Scott W. Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Advance/KC, LLC, the within named bargainor, a Colorado, LLC, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Manager.

Witness my hand, at office, this 25th day of October, 2010.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 8/5/13

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is **$1,100,000.00**.

Affiant

Subscribed and sworn to before me this the 25th day of October, 2010.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 8/5/13

Exhibit "A" Exceptions

Subject to all matters shown on the Plan of Record in Plat Book 9700, Page 262, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3709, Page 180 and Book 3827, page 784, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3709, Page 184, in the Register's Office for Davidson County, Tennessee. (Easement parcel only)

Stormwater Detention Agreement of record in Instrument Number 20010412-0036048, in the Register's Office for Davidson County, Tennessee.

Terms and Provisions of Joint Ingress/Egress Easement of record in Instrument Number 20010323-0028266, in the Register's Office for Davidson County, Tennessee.

Taxes for the year 2010: Map 72-10, Parcel 160 (Easement Parcel only) and subsequent years.

Taxes for the year 2011: Map 72-10, Parcel 157, and subsequent years.