BILL GARRETT, Davidson County
Trans:T20130002081 DEEDQC
Recvd: 01/08/13 13:46 2 pgs
Fees:12.00 Taxes:0.00
20130108-0002502

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Ragan Family General Partnership	O'Reilly Automotive Stores, Inc.	
(NAME)	(NAME)	
1061 Sir Francis Court	P. O. Box 1156	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Gallatin, TN 37066	Springfield, MO 65801 Attn: Property Management, Store #001184	
THIS INSTRUMENT WAS PREPARED BY Ragan-Smith-Associates, Inc. 315 Woodland Street, P. O. Box 60070 Nashville, Tennessee 37206-0070	STATE OF TENNESSEE } COUNTY OF DAVIDSON } ___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ -0- Marshall H Ragan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2013 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL) My Commission Expires AUG. 23, 2016	

The purpose of this instrument is to combine two parcels into one.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, The Ragan Family General Partnership by these presents do hereby quitclaim our interest unto The Ragan Family General Partnership, its successors and assigns, all right, title and interest in and to the following described two parcels of land:

PARCEL ONE: MAP 34-13, PARCEL 135

A tract of land in the northeast portion of Davidson County, Tennessee, being part of Lots 1, 2 and all of Lots 19 and 20 on the plan of East Lawn, as recorded in Plat Book 547, Pages 153 and 154, R.O.D.C., Tennessee, and also being Lot One on the Resubdivision of East Lawn as recorded in Plat Book 5210, Page 290, R.O.D.C., Tennessee, and being more fully described as follows:

Beginning at a spike set at the northerly end of the northeasterly return curve at the intersection of Gallatin Pike, U.S. 31-E, and Odette Street, and proceeding as follows:

1. N 18° 05' 30" E, 65.56 feet to a spike; thence,
2. S 84° 49' 25" E, 101.3 feet to an existing iron pin; thence,
3. N 18° 05' 30" E, 26.50 feet to an existing iron pin; thence,
4. S 84° 49' 14" E, 87.01 feet to a concrete monument; thence,
5. S 5° 17' 54" W, 120.00 feet to a concrete monument on the northerly margin of Odette Street; thence,
6. With said margin, N 84° 55' 20" W, 215.65 feet to a spike; thence,
7. With a 25-foot radius curve to the right, 44.95 feet to the Point of Beginning and containing 21,197 square feet.

BEING the same property conveyed to The Ragan Family Limited Partnership I by Quitclaim Deed from Marshall H. Ragan and wife, Frances G. Ragan recorded in Book 11267, Page 641, Register's Office for Davidson County, Tennessee. The Ragan Family Limited Partnership merged into The Ragan Family General Partnership by Certificate of Merger filed in the Office of the Secretary of State under Control Number 0400941 on December 12, 2002 and recorded in the Register's Office for Sumner County, Tennessee in Record Book 1612, Page 104 on December 13, 2002.

PARCEL TWO: MAP 34-13, PARCEL 165

Lot 21, Block "C" on the Plan of East Lawn Subdivision, as shown on Plat of record in Book 547, Pages 153 and 154, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to The Ragan Family General Partnership by Warranty Deed from Robert E. Marshall recorded September 7, 2012 in Instrument No. 20120907-0081272, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

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

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 8th day of January 2013.

THE RAGAN FAMILY GENERAL PARTNERSHIP

By: _____
Marshall H. Ragan, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said county, MARSHALL H. RAGAN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of January 2013.

DIANN J. BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: _____
My Commission Expires AUG. 29, 2016