For and in consideration of the sum of One ($1.00) Dollar and pursuant to a decree entered in the County Court of Davidson County, Tennessee, on June 28, 1960, under docket # 18216,

I, Eugene D. Jackson, Jr., Successor Trustee, under the Will of L. F. Watkins, deceased, do hereby transfer and convey to Dwight Watkins, ceste qui trust under the Will of L. F. Watkins, deceased, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land lying in the 8th Civil District of Davidson County, Tennessee, consisting of approximately 52 acres, described as follows:

Property located in the 8th Civil District of Davidson County, beginning at a point in the center of the River Road where the Old Rucker line begins and running with and along the Rucker line North 87° 30' east 558 feet to a point on the Old Rucker line; thence north 87° 30' east 922 feet to a point; thence North 79° east 255 feet; thence North 77° 30' east 403.9 feet, being the line of property deeded to L. F. Watkins of record in Book 487, page 208, Register's Office for Davidson County, Tennessee; thence North 73° east 148.5 feet; thence North 54° 15'east 450.4 feet to the point where the Rucker line joins the Cumberland River; thence North along the boundary of the Cumberland River 17° 25' west 1237.5 feet to a point on said river; thence North 10° west 605 feet to the center of Indian creek where said creek flows into the Cumberland River; thence along the present meandering of said Indian Creek North 80° west 290 feet to a point in said Creek; thence South 53° 45' west 60 feet; thence South 5° 30' west 145 feet to a bend in said creek; thence south 53° west 230 feet along said creek; thence south 16° 30' west 275 feet to the center of said creek where it joins the boundary of the L. F. Watkins property as of record in book 502, page 381, Register's Office for Davidson County, Tennessee; thence south 19° 15' west 220 feet to a point on the east bank of said creek;