

#224759 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 7th day of March, A. D., 1923, between

C. H. Overton,

of Tulsa, County, in the State of Oklahoma, party of the first part and

M. T. Johnson,

party of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Fifty, -----

DOLLARS,

the receipt whereof is hereby acknowledged, said party of the first part do hereby by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot One (1) in Block Six (6) Meadow Brook Addition
to the City of Tulsa, Oklahoma, according to the
recorded plat thereof.

This property has never been used or occupied by
C. H. Overton as a homestead.

It is further understood that the buyer, his heirs
or assigns, shall never convey or rent the above
described premises to any negro or person of african
descent, except that household servants, may be per-
mitted to live in buildings on the said premises when
actually employed by the occupant thereof, and if
the said buyer his heirs or assigns violate this
clause, then their ownership and rights in the said
premises shall terminate and the premises and all improvements

thereon shall revert to the seller his heirs and assigns, who shall
become the owners thereof and he immediately possession and they may enter and take
To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, forever.

And said C. H. Overton, his *** possession by law.
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these
presents that he lawfully seized in his
own right of an absolute and indefensible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the ap-
purtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes
and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Taxes for the year 1921 and 1922.

and that he will warrant and forever defend the same unto the said party of the second part his heirs and assigns
against said party of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or
to claim the same.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

C. H. Overton,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, H. M. Price a Notary Public, in and for said County and State on this 7th

day of March 1923, personally appeared C. H. Overton,

XXX

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he

executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and official seal the day and year last above written.

My commission expires Jan. 15th, 1925. (SEAL) H. M. Price, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15 day of March, 1923, at 3:40 o'clock P. M.

Book No. 437, Page No. 361

(SEAL)

O. G. Weaver,

County Clerk.

Brady Brown,

Deputy.