

COMPARED

#229729 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 23rd day of April, A. D., 1923, between
J.E. Driver and Beatrice Driver, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
H.S. Coatney and Estelle Coatney, party of the second part.
Witnesseth: That in consideration of the sum of One and no/100 (\$1.00) Dollars and other good and
valuable considerations ----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said parties
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Twenty-two (22), Block Two (2) Pilcher Summit
Addition to Tulsa, Okla., according to the recorded plat
and survey thereof.

INTERNAL REVENUE

\$ Three

Cancelled

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 J.E. Driver and Beatrice Driver for themselves and their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these
presents that they are lawfully seized in their
own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the
appurtenances; 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.

Mortgage to the Tulsa Building & Loan Association in
the sum of \$2500.00 (originally) less credits.

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

In Witness Whereof, The said parties of the first part ha ve hereunto set their hand and the day and year first above written.

J.E. Driver

Beatrice Driver

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, ----- a Notary Public, in and for said County and State on this 23rd
day of April, 1923, personally appeared J.E. Driver and Beatrice Driver,
his wife, XXXX

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they
executed the same as their 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 Febr. 14th, 1925. (SEAL) Chas. A. Myers, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of May, 1923, at 12 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.