

#230054 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 10th day of May, A. D., 1923, between  
C.H. Overton, a single man  
 of Tulsa, County, in the State of Oklahoma, party of the first part and  
Samuel Wright, party of the second part,  
 Witnesseth: That in consideration of the sum of Three Hundred Forty - - - - -  
DOLLARS,  
 the receipt whereof is hereby acknowledged, said party of the first part do es by these presents grant, bargain, sell and convey unto said part Y  
 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 twenty-two (22) in Block Ten (10) Meadow Brook Addition  
 to the City of Tulsa, according to the recorded plat thereof,  
 This lot has never been used or occupied by C.H. Overton as  
 a homestead.

It is 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 permitted  
 to live in the 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 said premises  
 shall terminate, and the said premises and all improvements thereon shall  
 revert to the seller, their heirs and assigns, who shall become the owners  
 thereof and be entitled to the immediate possession, and they may reenter and\*\*\*  
 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 \*\*\* take possession by law.  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these  
 presents that he lawfully seized in his  
 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.

Taxes for the year, 1921 and 1922.

and that he will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns  
 against said part Y 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 part Y of the first part ha s 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 10th  
 day of May, 1923, personally appeared C.H. Overton, a single man,  
and  
 to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he  
his  
 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 10 day of May, 1923, at 1 o'clock P. M.  
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.