

of Tulsa, State of Oklahoma, party of the first part, and R. Gerard Ballard, party of the second part.

Witnesseth, that in consideration of the sum of ~~one~~ ^{dollars} dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, said party of the first part, does, by these presents, grant, bargain, sell, and convey unto said party of the second part, his heirs, executors or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot fifteen (15) in Block nine (9) of the subdivision of blocks two (2) three (3) and seven (7) of Terrace Drive Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

To have and to hold the same, together with all and singular the tenements hereunto appertaining and appurtenances thereto belonging or in anywise appertaining forever.

And said Terrace Drive Company, a corporation, its successors or assigns, does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that it is lawfully seized in its 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, assessments and incumbrances, of whatsoever nature and kind. Except general and special taxes for the year 1919, and subsequent years and it is further agreed between the parties hereto that this lot is sold for residence purposes only and no dwelling shall be erected thereon to cost less than four thousand dollars, when completed, no part of which shall be nearer the front lot line than twenty feet, and that said corporation will warrant and forever defend the same unto said party of the second part, his heirs, executors or administrators, against said party of the first part, their successors or 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 hereto has caused these presents to be signed in its name by its president, and the corporate seal to be affixed, attested by its secretary at Tulsa Oklahoma, the year and year first above written.

(Corp. Seal) Terrace Drive Company,

By J. M. Gillette, President.

Attest: By J. O. Osborn, Secretary.

State of Oklahoma, Tulsa County,) SS

Before me, the undersigned a Notary Public in and for said County and State on this 18th day of January, 1924, personally appeared J. M. Gillette, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above written.

(SEAL) C. G. Gray, Notary Public.

My commission expires Oct. 31, 1927.

Filed for record in Tulsa County, Okla. on Jan. 18, 1924, at 3:20 P.M. recorded in book 481, page 385, Brady Brown Deputy,

(SEAL) O. G. Weaver, County Clerk.